

HOUSING NOW

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: January 2010

Vancouver CMA New Housing Market Activity

2009 closed on a strong note for housing starts in the Vancouver CMA. A total of 1,010 new housing units commenced in December, nine percent lower than the same month a year ago. For the year 2009,

home starts in the Vancouver CMA totalled 8,339, down from 19,591 the previous year. For the most part of 2009, multiple-unit residential starts were weak. However, strong single-detached housing starts in Surrey, where population density is markedly lower than Vancouver City, made up for some of the shortfall. During the fourth quarter of 2009, the Vancouver CMA started to see a return of larger scale multiple-unit residential projects.

Figure 1



Source: CMHC

Canada

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Housing starts appear to be on the upswing – approximately 60 per cent of the year's new home construction occurred in the second half of 2009. Low mortgage interest rates provided buyers an incentive to purchase and drove the absorption of completed new homes. Not only has the inventory of completed new homes shown a steady decline since July 2009, but the rate of new home sales has also caught up with the rate of completion. This trend was present in most municipalities except West Vancouver and a few areas close to the Vancouver City core, such as Downtown and East Hastings, where the rate of absorption of new homes still lags the rate of completion somewhat. Such sales momentum has provided builders an impetus to build again.

Prices of new single-detached homes in the Vancouver CMA have mostly regained lost ground. For the year, both the median and average prices are at par with 2008. This suggests that prices for new single-detached homes have indeed firmed and the increase is not just a reflection of a few high value sales. For municipalities such as Vancouver City, North Vancouver, and New Westminster, stronger prices were evident for the year 2009 vis-à-vis 2008. In Vancouver City, for example, median new home prices were nearly 50 per cent higher and average new prices were about 20 per cent higher for the year 2009 compared to 2008.

Vancouver CMA Resale Housing Activity

Resale housing activity remained strong through the fourth quarter of 2009, a stark contrast with how things were a year ago when the market cooled rapidly. For the year, there were 14,076 sales transactions for existing single-detached homes in 2009, about 51 per cent higher than in 2008. Sales of existing attached and apartment units were 47 and 38 per cent higher in 2009 than a year ago, respectively. Because resale prices have strengthened, sales have been mostly driven by low mortgage interest rates.

With sellers encouraged by both the number and speed of sales over a period of several months, the number of new listings has also increased. Fortunately, sales have been sufficient to support the sales-to-active listings ratio, which is still in sellers' market conditions. For the year, the average sales-to-active listings ratio for all types of resale properties were stronger compared to the previous year. As such, competitive pressure has bolstered prices for resale properties. Average resale price showed the biggest year-over-year increase – about 14 per cent – in the fourth quarter for single-detached homes.

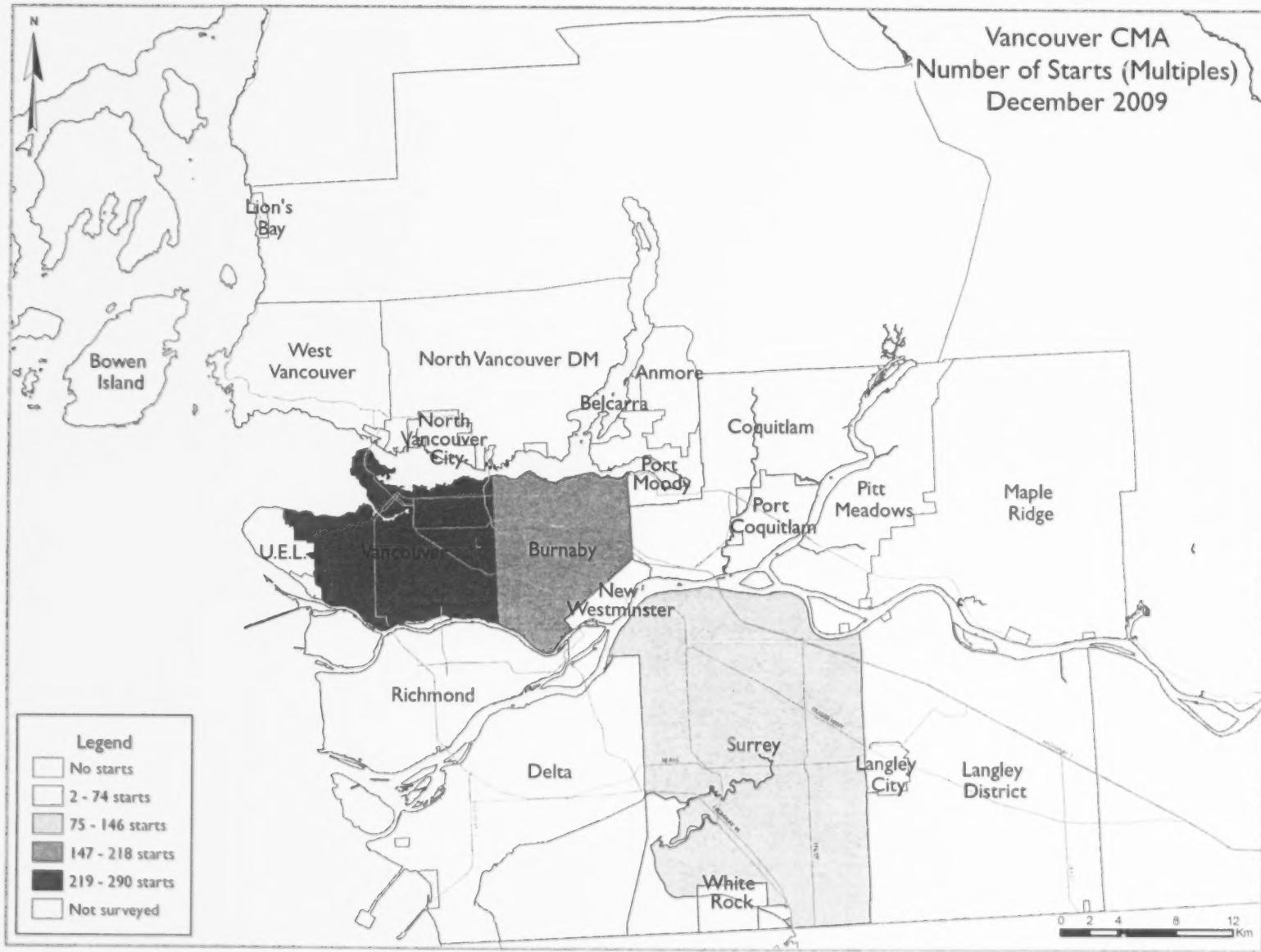
It is interesting to note the apparent price sensitivity of homebuyers in 2009. When resale prices were at their lowest during the early part of the year, generally pricier and coveted areas like Vancouver West saw a steep increase in the number of sales. When

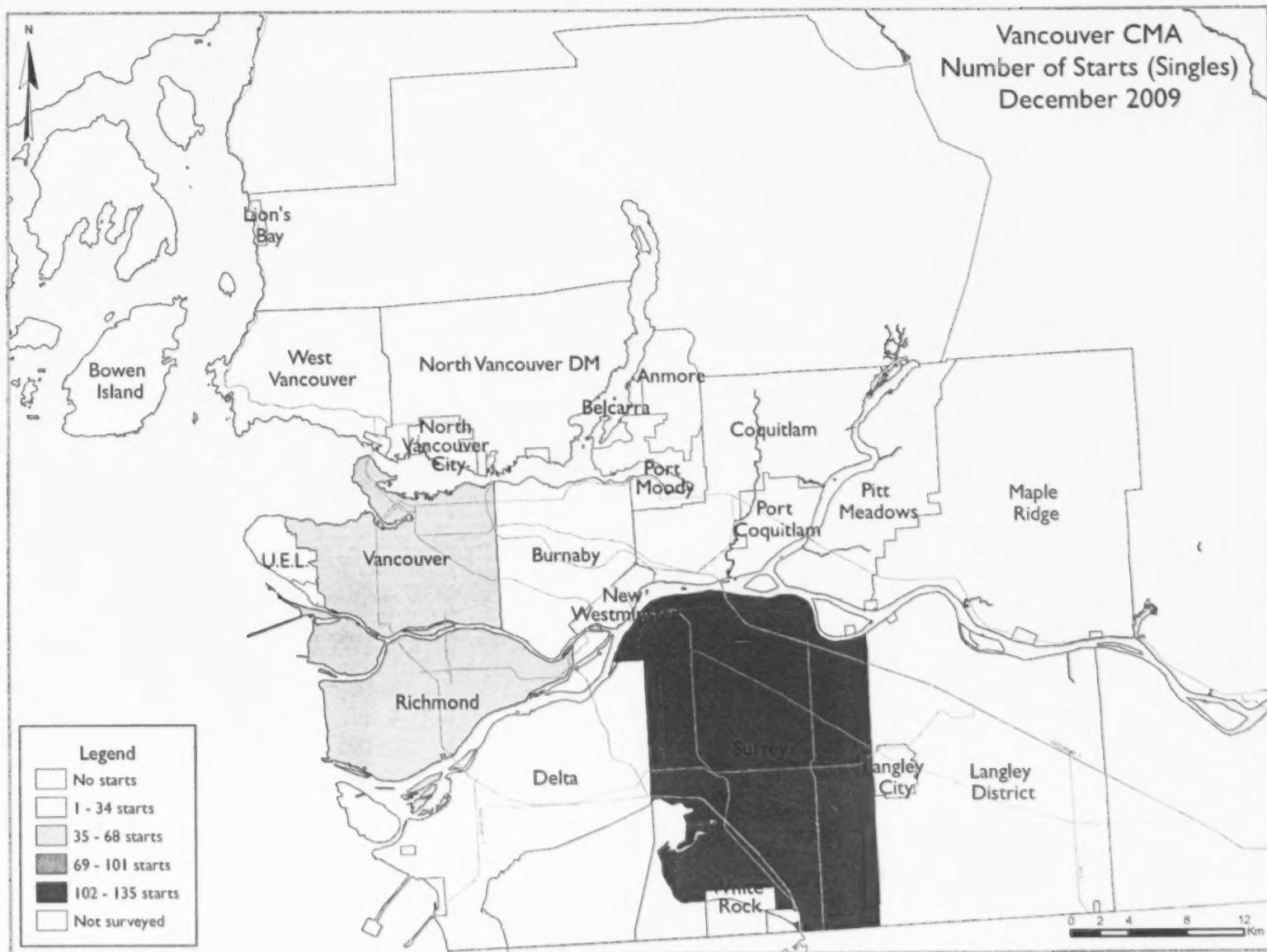
prices recovered and started to take off in July for the area, the number of transactions flattened out. Meanwhile, sales continued to rise in other areas like Vancouver East, Surrey, and Burnaby, where prices are generally lower.

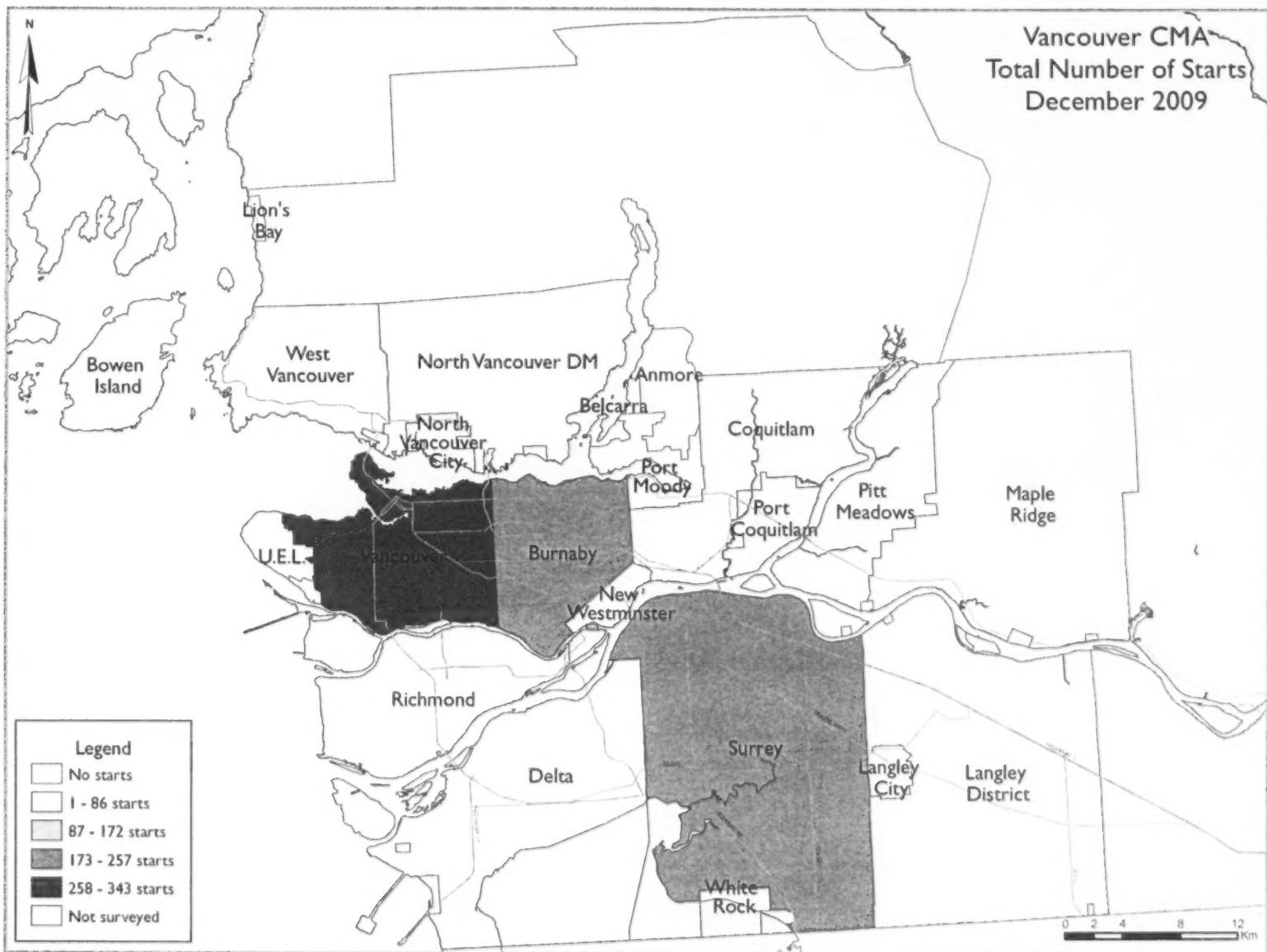
Abbotsford CMA New Housing Activity

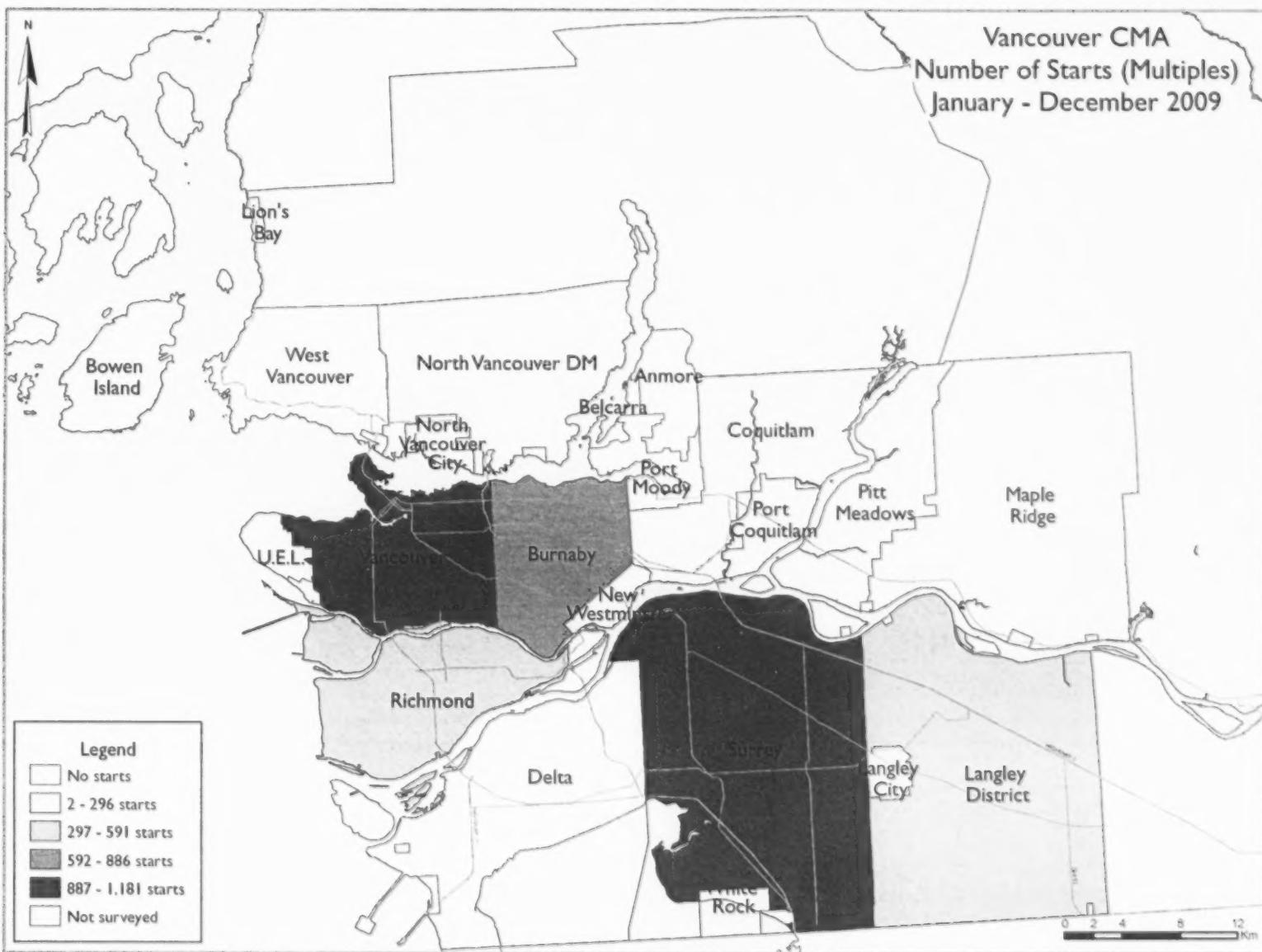
Unlike the Vancouver CMA, new home construction activity in the Abbotsford CMA remained subdued. Foundations were poured for 365 units in 2009, compared to 1,285 units in 2008. Much of this was due to a later pickup in real estate sales in Abbotsford than in Vancouver. With a large number of units still under construction the inventory of new homes remained relatively high.

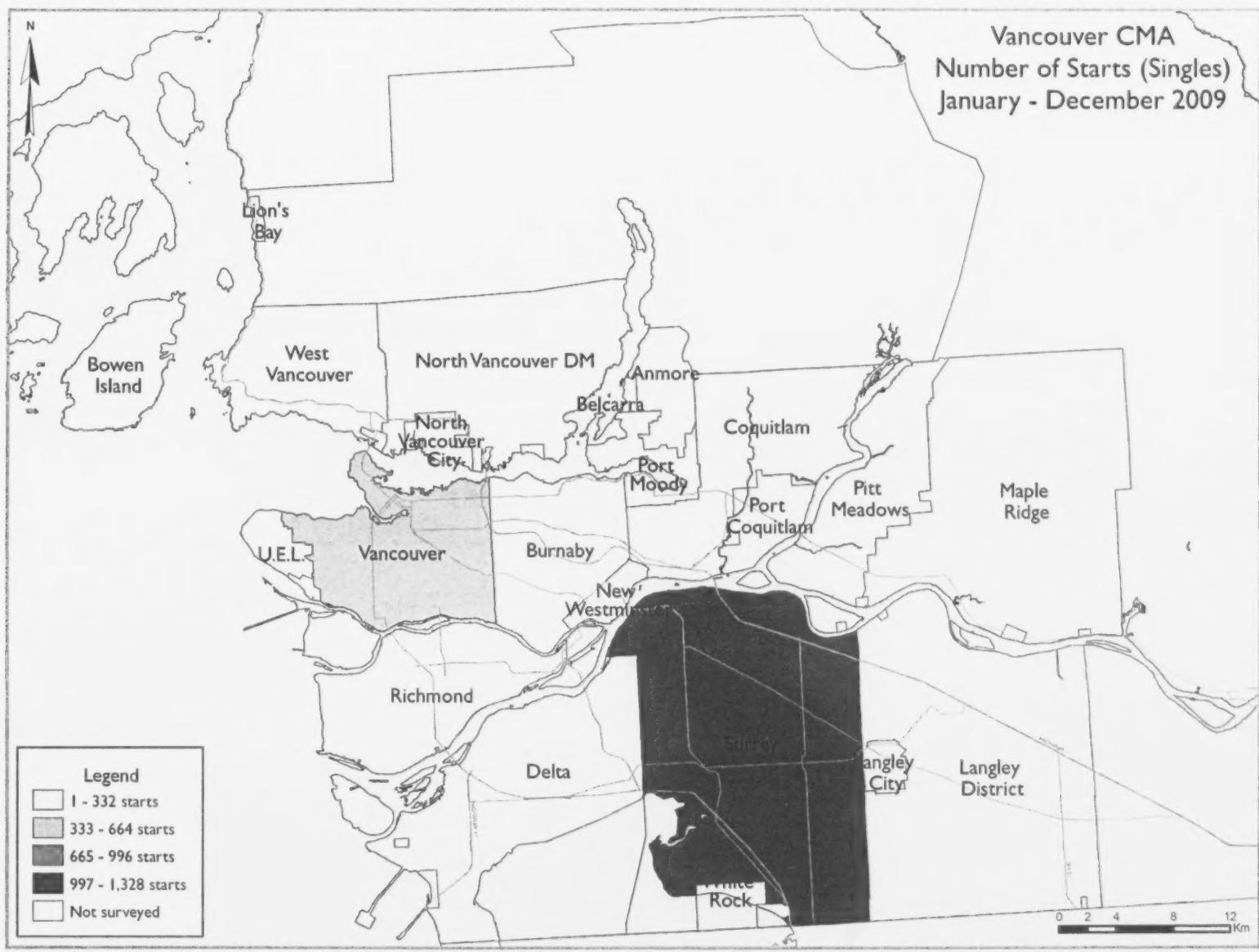
However, absorption of new homes as well as existing home sales have picked up. The inventory of new and completed homes declined to 197 in December, 31 per cent lower than the same month the previous year. As such, prices have also recovered and new home prices for single-detached units are approximately at par with 2008.

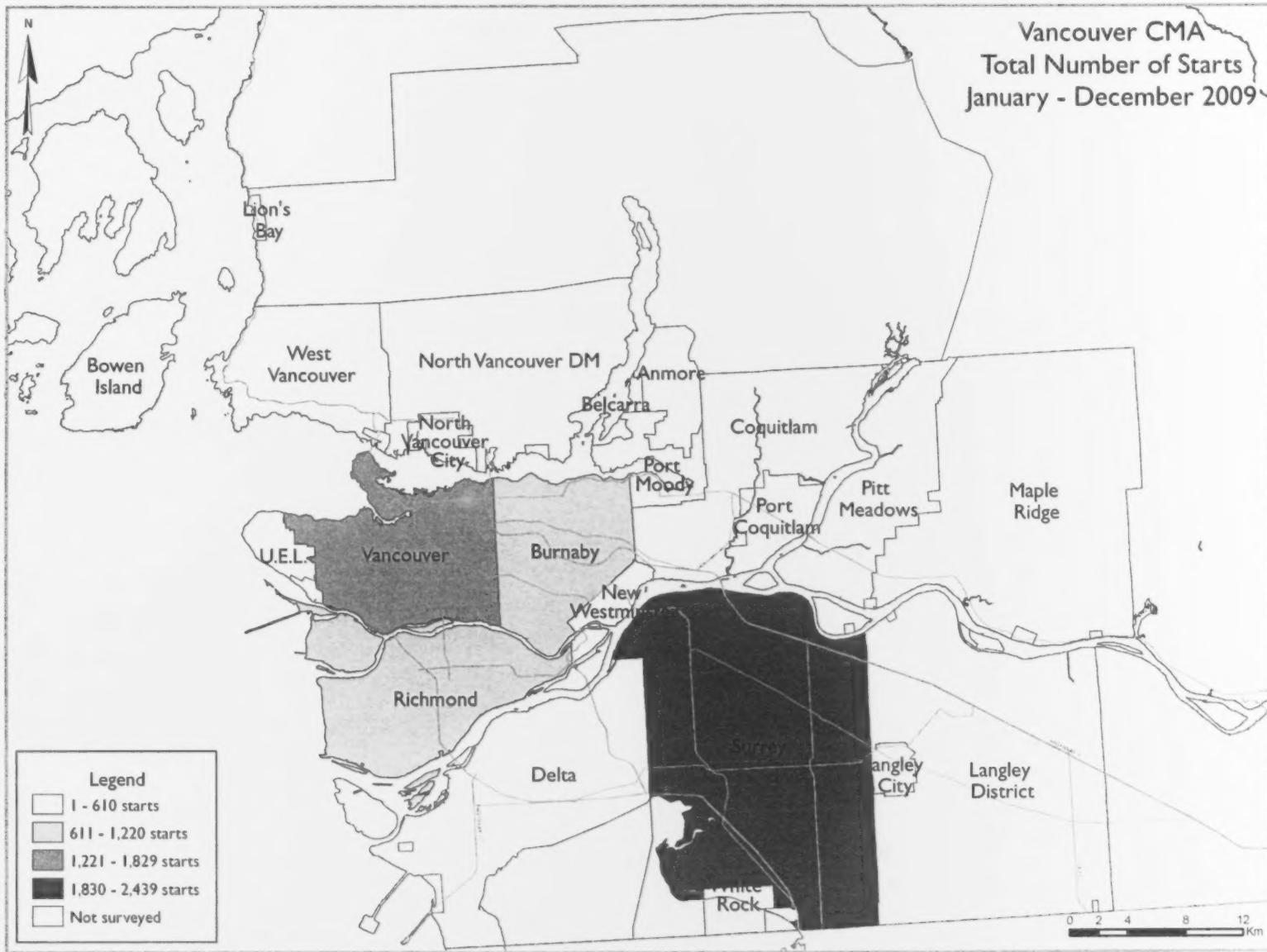


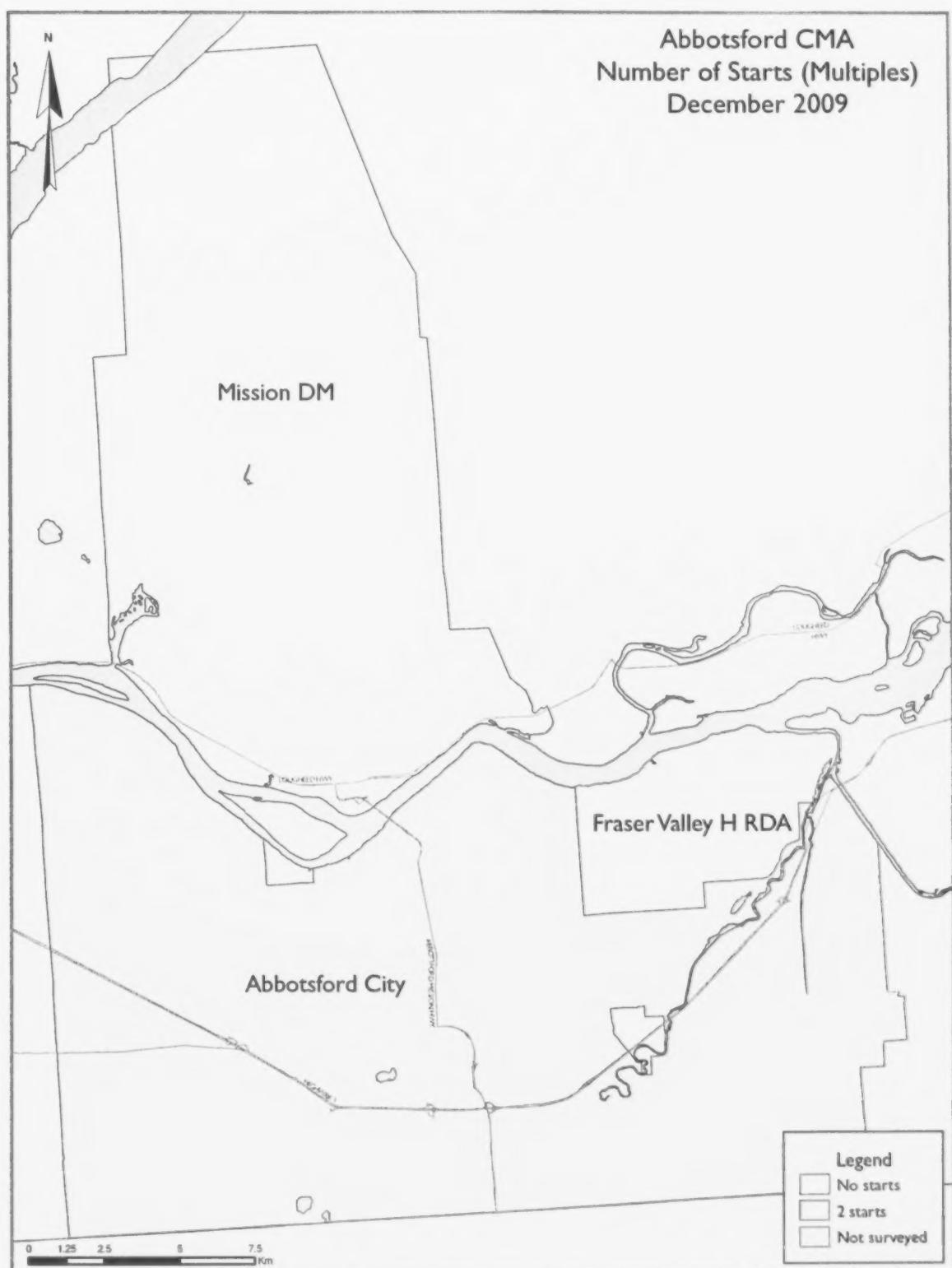


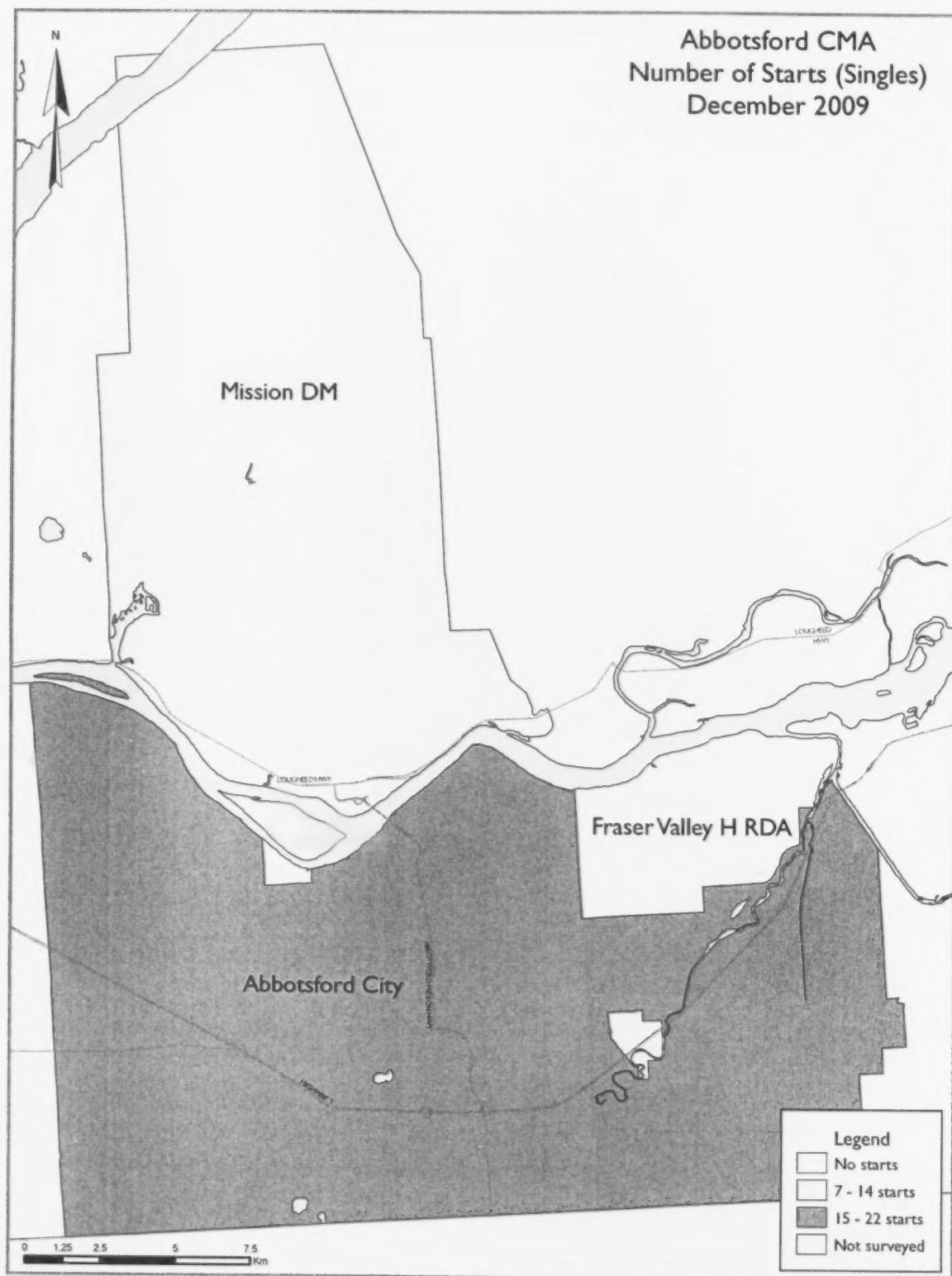


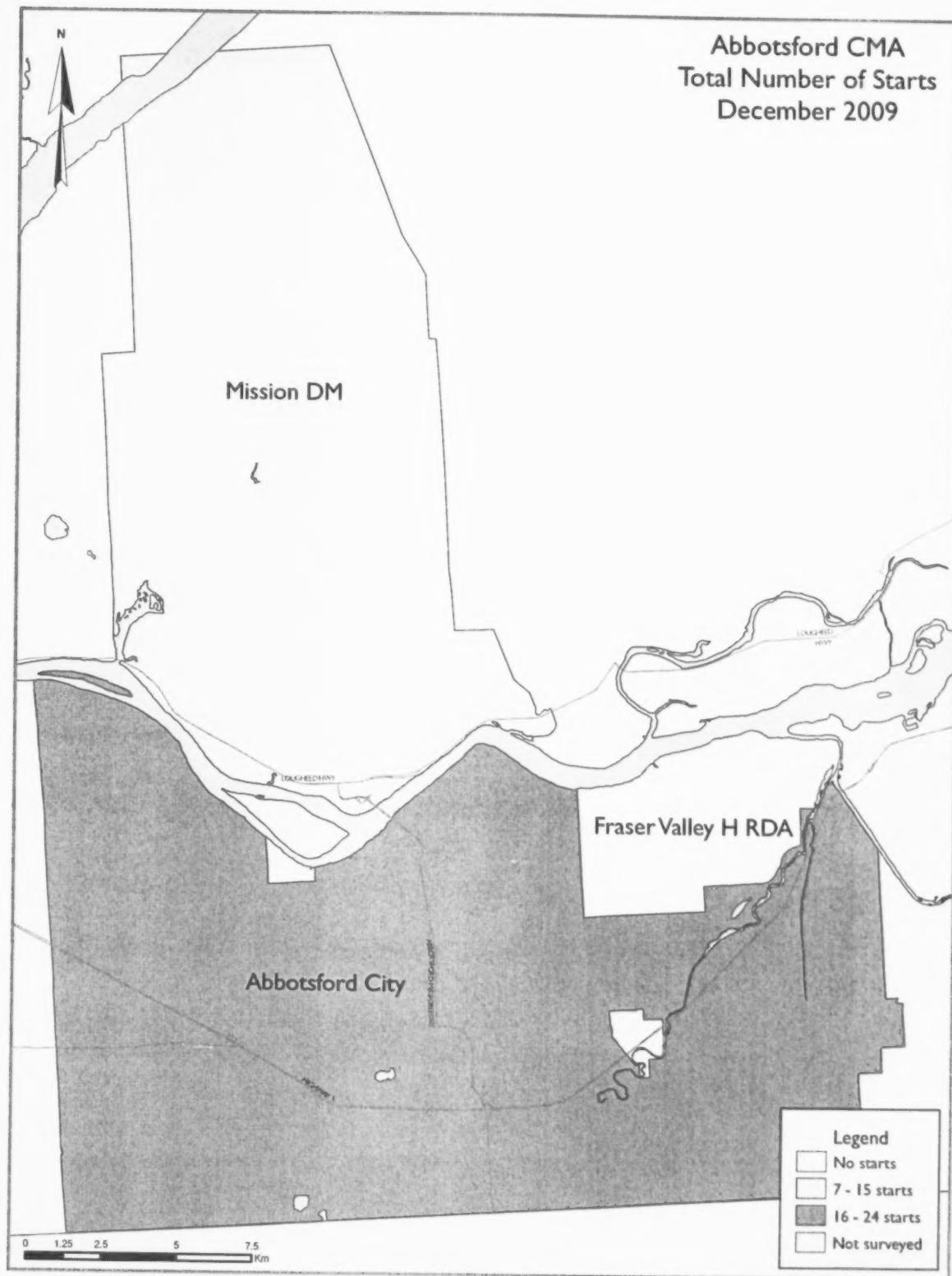


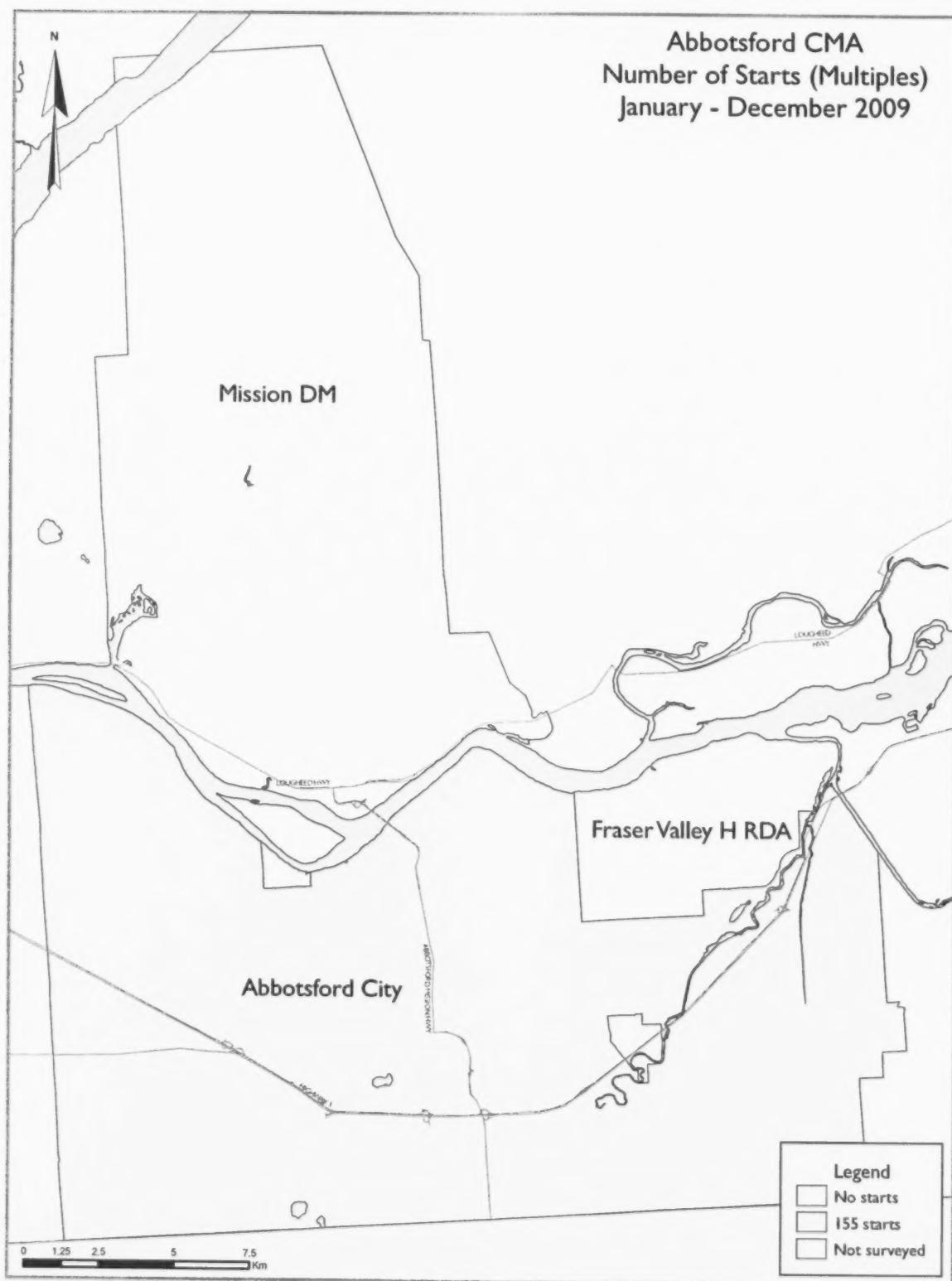


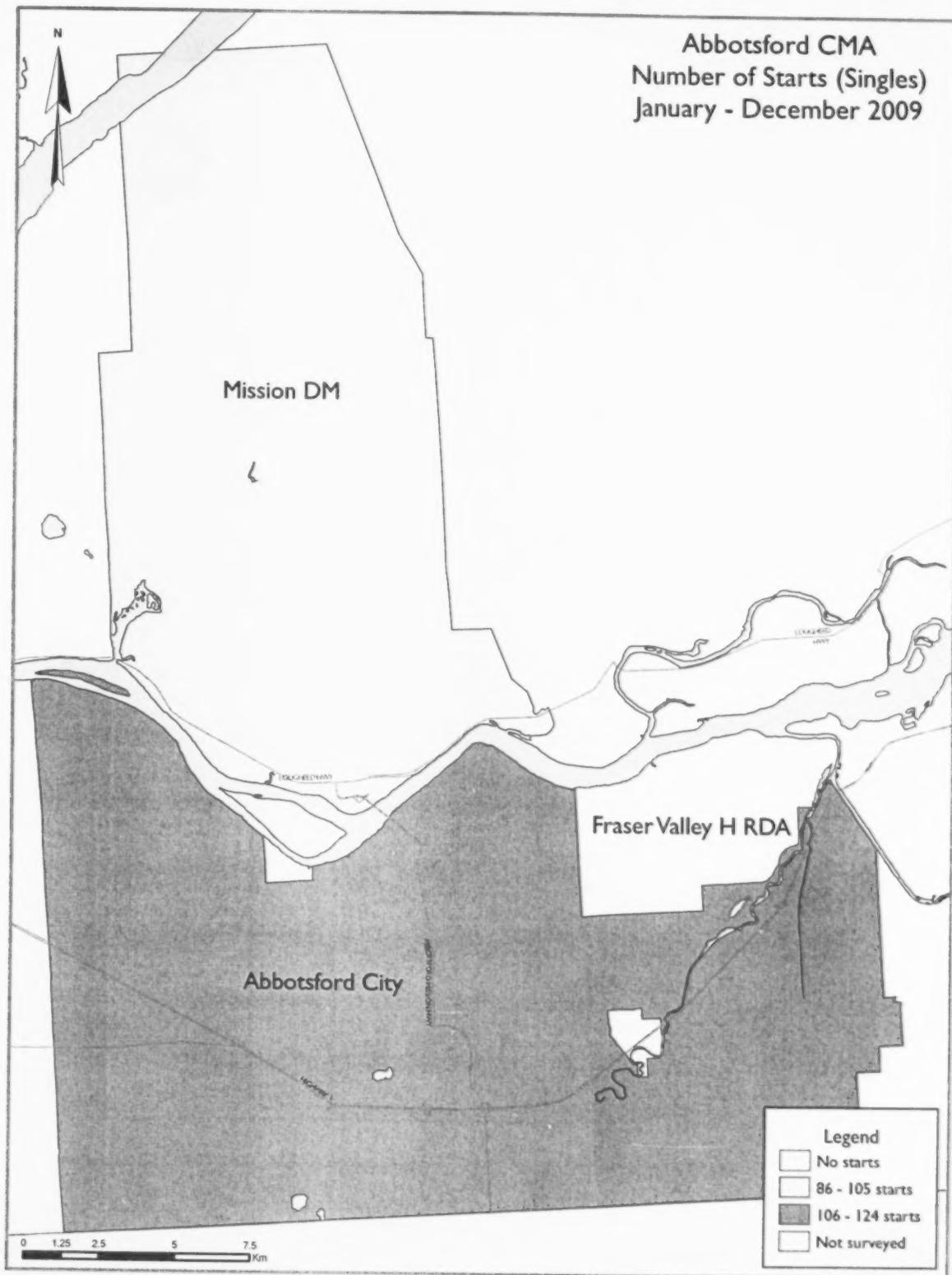


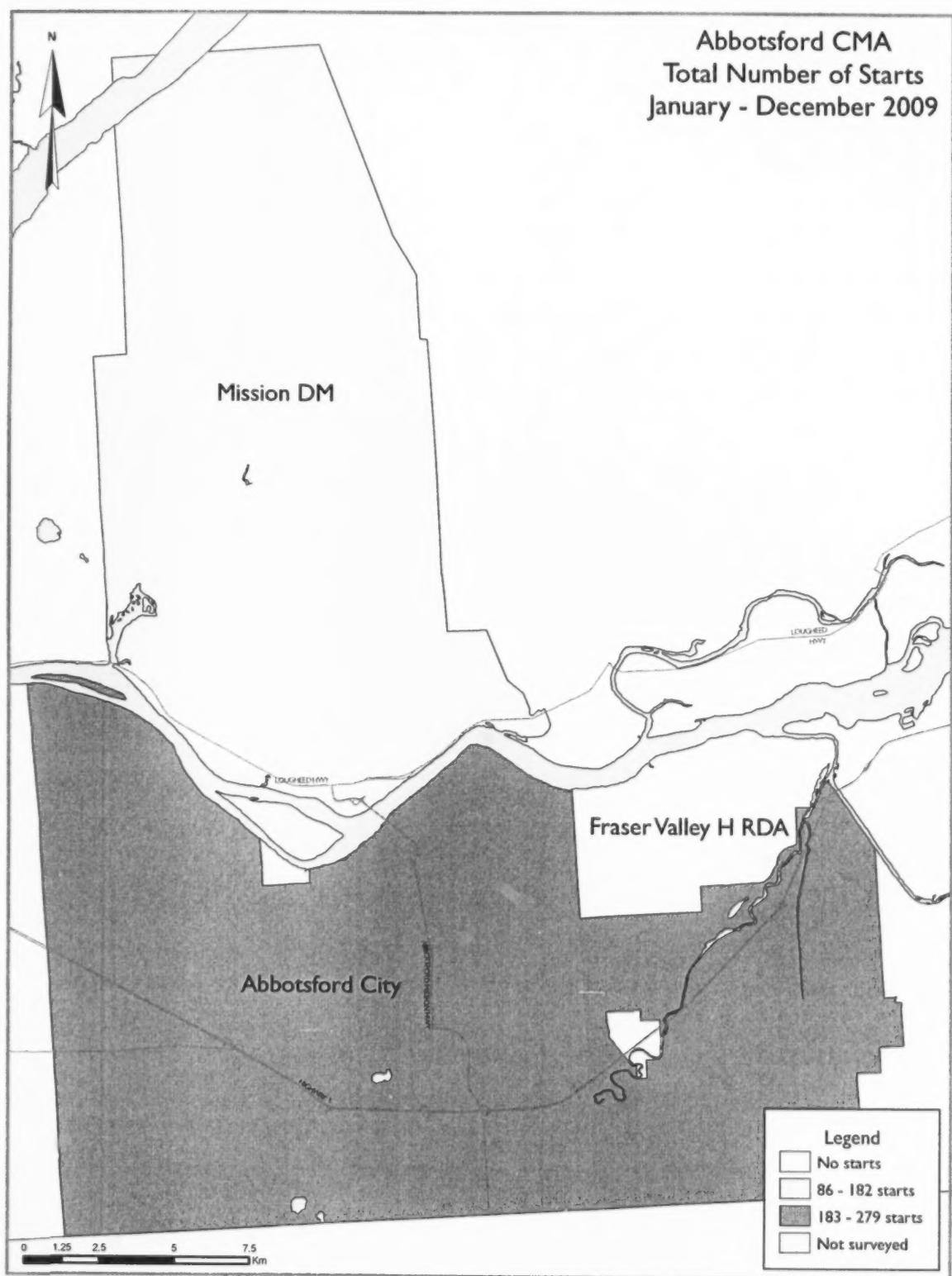












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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

n/a Not applicable

*

** Percent change > 200%

- Nil

-- Amount too small to be expressed

SA Monthly figures are adjusted to remove normal seasonal variation

Table I: Housing Activity Summary of Vancouver CMA
December 2009

	Ownership						Rental		Total ^a	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
December 2009	304	18	102	4	110	448	2	22	1,010	
December 2008	148	8	30	0	138	634	0	150	1,108	
% Change	105.4	125.0	**	n/a	-20.3	-29.3	n/a	-85.3	-8.8	
Year-to-date 2009	2,888	176	663	17	1,788	2,355	29	418	8,339	
Year-to-date 2008	3,586	373	717	29	2,642	11,496	19	729	19,591	
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4	
UNDER CONSTRUCTION										
December 2009	2,714	190	707	27	1,981	10,842	10	653	17,124	
December 2008	3,126	295	596	35	2,609	17,797	9	1,071	25,538	
% Change	-13.2	-35.6	18.6	-22.9	-24.1	-39.1	11.1	-39.0	-32.9	
COMPLETIONS										
December 2009	331	8	64	0	137	1,222	7	193	1,962	
December 2008	252	8	26	5	133	1,169	2	10	1,605	
% Change	31.3	0.0	146.2	-100.0	3.0	4.5	**	**	22.2	
Year-to-date 2009	3,291	275	564	25	2,421	9,250	47	915	16,788	
Year-to-date 2008	3,612	306	416	83	2,483	11,689	21	540	19,150	
% Change	-8.9	-10.1	35.6	-69.9	-2.5	-20.9	123.8	69.4	-12.3	
COMPLETED & NOT ABSORBED										
December 2009	558	65	83	3	271	691	0	43	1,714	
December 2008	1,104	143	134	26	367	554	0	35	2,363	
% Change	-49.5	-54.5	-38.1	-88.5	-26.2	24.7	n/a	22.9	-27.5	
ABSORBED										
December 2009	379	15	62	0	157	1,218	7	78	1,916	
December 2008	234	11	24	0	125	1,095	2	12	1,503	
% Change	62.0	36.4	158.3	n/a	25.6	11.2	**	**	27.5	
Year-to-date 2009	3,837	353	615	48	2,517	9,114	47	694	17,225	
Year-to-date 2008	3,272	242	335	76	2,271	11,287	81	515	18,079	
% Change	17.3	45.9	83.6	-36.8	10.8	-19.3	-42.0	34.8	-4.7	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1a: Housing Activity Summary by Submarket
December 2009

	Ownership						Rental		Total*	
	Freehold			Condominium			Rental			
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Burnaby										
December 2009	10	10	0	0	8	180	0	0	208	
December 2008	6	2	0	0	12	5	0	0	25	
Delta										
December 2009	4	0	0	0	0	0	0	0	4	
December 2008	5	0	0	0	0	0	0	0	5	
Langley										
December 2009	9	0	24	0	11	0	1	0	45	
December 2008	14	0	4	0	0	0	0	0	18	
Maple Ridge / Pitt Meadows										
December 2009	21	0	0	0	0	0	0	0	21	
December 2008	17	0	0	0	23	8	0	0	48	
New Westminster										
December 2009	5	0	0	0	0	0	0	0	5	
December 2008	3	0	0	0	0	27	0	0	30	
North Vancouver										
December 2009	4	0	2	0	0	0	0	0	6	
December 2008	4	0	0	0	0	0	0	0	4	
Richmond										
December 2009	32	4	24	4	17	0	0	0	81	
December 2008	9	0	2	0	0	0	0	2	13	
Surrey										
December 2009	135	0	12	0	52	0	0	22	221	
December 2008	54	0	2	0	69	465	0	14	604	
Tri-Cities										
December 2009	20	0	8	0	22	0	0	0	50	
December 2008	5	0	10	0	23	74	0	0	112	
University Endowment Lands										
December 2009	0	0	0	0	0	46	0	134	180	
December 2008	0	0	0	0	0	0	0	0	0	
Vancouver City										
December 2009	52	4	18	0	0	268	1	0	343	
December 2008	20	4	10	0	11	9	0	0	54	
West Vancouver										
December 2009	9	0	0	0	0	0	0	0	9	
December 2008	3	0	0	0	0	0	0	0	3	
White Rock										
December 2009	3	0	14	0	0	0	0	0	17	
December 2008	1	2	0	0	0	0	0	0	3	
Vancouver CMA										
December 2009	304	18	102	4	110	448	2	22	1,010	
December 2008	148	8	30	0	138	634	0	150	1,108	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
December 2009

	Ownership						Rental		Total*	
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other		
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other				
UNDER CONSTRUCTION										
Burnaby										
December 2009	117	54	0	0	83	1,095	5	0	1,354	
December 2008	156	64	0	0	211	1,604	0	0	2,035	
Delta										
December 2009	82	0	0	0	46	51	0	6	185	
December 2008	127	2	0	0	100	0	0	12	241	
Langley										
December 2009	144	6	108	0	141	188	1	0	588	
December 2008	366	8	68	0	85	425	0	0	952	
Maple Ridge / Pitt Meadows										
December 2009	166	2	0	1	124	144	0	2	439	
December 2008	238	4	0	1	61	417	0	0	721	
New Westminster										
December 2009	37	0	0	6	0	692	0	0	735	
December 2008	26	4	0	0	4	1,024	0	0	1,058	
North Vancouver										
December 2009	75	18	18	3	142	573	0	0	829	
December 2008	105	18	24	0	47	722	0	32	948	
Richmond										
December 2009	159	4	200	6	255	886	0	2	1,512	
December 2008	178	8	174	9	271	1,713	3	6	2,362	
Surrey										
December 2009	1,112	10	46	11	840	2,244	0	139	4,402	
December 2008	1,038	26	26	25	1,192	3,725	0	164	6,196	
Tri-Cities										
December 2009	132	10	130	0	164	707	0	0	1,143	
December 2008	99	30	158	0	284	1,912	0	67	2,550	
University Endowment Lands										
December 2009	9	0	0	0	4	137	0	134	284	
December 2008	7	0	0	0	80	139	0	211	437	
Vancouver City										
December 2009	470	74	157	0	182	4,073	4	370	5,330	
December 2008	518	115	98	0	261	6,083	6	579	7,660	
West Vancouver										
December 2009	130	12	0	0	0	8	0	0	150	
December 2008	176	14	0	0	8	33	0	0	231	
White Rock										
December 2009	19	0	46	0	0	44	0	0	109	
December 2008	9	2	46	0	5	0	0	0	62	
Vancouver CMA										
December 2009	2,714	190	707	27	1,981	10,842	10	653	17,124	
December 2008	3,126	295	596	35	2,609	17,797	9	1,071	25,538	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
December 2009

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
COMPLETIONS										
Burnaby										
December 2009	18	0	0	0	8	0	0	0	26	
December 2008	16	2	0	0	8	429	0	0	455	
Delta										
December 2009	7	0	0	0	0	0	0	1	8	
December 2008	22	0	0	0	0	0	0	0	22	
Langley										
December 2009	31	0	20	0	55	98	7	0	211	
December 2008	16	0	6	0	0	48	2	1	73	
Maple Ridge / Pitt Meadows										
December 2009	25	0	0	0	13	0	0	0	38	
December 2008	17	0	0	0	0	0	0	0	17	
New Westminster										
December 2009	4	2	0	0	0	0	0	0	6	
December 2008	0	0	0	0	0	0	0	0	0	
North Vancouver										
December 2009	2	0	2	0	0	0	0	0	4	
December 2008	7	0	0	0	0	0	0	0	7	
Richmond										
December 2009	14	4	18	0	17	0	0	2	55	
December 2008	5	0	0	0	0	0	0	2	7	
Surrey										
December 2009	156	0	4	0	34	183	0	19	396	
December 2008	115	0	0	5	80	244	0	7	451	
Tri-Cities										
December 2009	51	0	14	0	6	215	0	0	286	
December 2008	8	0	8	0	17	0	0	0	33	
University Endowment Lands										
December 2009	1	0	0	0	0	0	0	46	47	
December 2008	0	0	0	0	0	0	0	0	0	
Vancouver City										
December 2009	20	4	0	0	4	701	0	125	854	
December 2008	27	4	6	0	28	221	0	0	286	
West Vancouver										
December 2009	4	0	0	0	0	25	0	0	29	
December 2008	9	0	0	0	0	0	0	0	9	
White Rock										
December 2009	1	0	6	0	0	0	0	0	7	
December 2008	1	0	6	0	0	227	0	0	234	
Vancouver CMA										
December 2009	331	8	64	0	137	1,222	7	193	1,962	
December 2008	252	8	26	5	133	1,169	2	10	1,605	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
December 2009

	Ownership						Rental		Total*	
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other		
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other				
COMPLETED & NOT ABSORBED										
Burnaby										
December 2009	51	8	0	0	9	23	0	0	91	
December 2008	70	56	0	0	4	4	0	0	134	
Delta										
December 2009	17	3	0	0	4	5	0	4	33	
December 2008	20	4	0	0	8	8	0	0	40	
Langley										
December 2009	26	0	6	2	19	15	0	0	68	
December 2008	140	6	24	4	32	9	0	0	215	
Maple Ridge / Pitt Meadows										
December 2009	57	0	0	0	8	58	0	0	123	
December 2008	126	0	0	0	14	20	0	0	160	
New Westminster										
December 2009	7	0	0	0	0	6	0	0	13	
December 2008	9	2	0	0	0	1	0	0	12	
North Vancouver										
December 2009	14	0	0	0	7	26	0	0	47	
December 2008	32	5	0	0	12	14	0	0	63	
Richmond										
December 2009	38	1	20	1	13	19	0	2	94	
December 2008	64	0	28	0	42	47	0	1	182	
Surrey										
December 2009	159	0	8	0	157	284	0	35	643	
December 2008	385	0	8	18	197	199	0	20	827	
Tri-Cities										
December 2009	12	8	24	0	9	50	0	0	103	
December 2008	30	18	45	4	30	174	0	0	301	
University Endowment Lands										
December 2009	1	0	0	0	12	31	0	2	46	
December 2008	0	0	0	0	2	2	0	10	14	
Vancouver City										
December 2009	128	45	17	0	26	131	0	0	347	
December 2008	183	50	9	0	23	35	0	4	304	
West Vancouver										
December 2009	38	0	0	0	3	26	0	0	67	
December 2008	35	2	0	0	3	4	0	0	44	
White Rock										
December 2009	3	0	8	0	4	17	0	0	32	
December 2008	2	0	20	0	0	37	0	0	59	
Vancouver CMA										
December 2009	558	65	83	3	271	691	0	43	1,714	
December 2008	1,104	143	134	26	367	554	0	35	2,363	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
December 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
December 2009	25	5	0	0	8	0	0	0	38
December 2008	8	7	0	0	4	431	0	0	450
Delta									
December 2009	5	0	0	0	0	1	0	1	7
December 2008	24	0	0	0	0	0	0	0	24
Langley									
December 2009	36	2	20	0	55	103	7	0	223
December 2008	17	0	8	0	2	48	2	1	78
Maple Ridge / Pitt Meadows									
December 2009	32	0	0	0	13	0	0	0	45
December 2008	13	0	0	0	2	0	0	0	15
New Westminster									
December 2009	1	0	0	0	0	0	0	0	1
December 2008	5	1	0	0	0	0	0	0	6
North Vancouver									
December 2009	5	0	2	0	1	3	0	0	11
December 2008	6	0	0	0	1	1	0	0	8
Richmond									
December 2009	17	4	16	0	13	45	0	2	97
December 2008	5	0	0	0	6	2	0	1	14
Surrey									
December 2009	168	0	0	0	46	156	0	25	395
December 2008	109	0	0	0	64	191	0	8	372
Tri-Cities									
December 2009	52	0	16	0	10	207	0	0	285
December 2008	9	0	6	0	12	1	0	0	28
University Endowment Lands									
December 2009	1	0	0	0	3	6	0	50	60
December 2008	0	0	0	0	0	0	0	2	2
Vancouver City									
December 2009	26	3	0	0	7	696	0	0	732
December 2008	29	3	6	0	34	216	0	0	288
West Vancouver									
December 2009	10	1	0	0	0	1	0	0	12
December 2008	3	0	0	0	0	2	0	0	5
White Rock									
December 2009	0	0	8	0	1	0	0	0	9
December 2008	1	0	4	0	0	203	0	0	208
Vancouver CMA									
December 2009	379	15	62	0	157	1,218	7	78	1,916
December 2008	234	11	24	0	125	1,095	2	12	1,503

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.2: History of Housing Starts of Vancouver CMA
2000 - 2009**

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2009	2,888	176	663	17	1,788	2,355	29	418	8,339	
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4	
2008	3,586	373	717	29	2,642	11,496	19	729	19,591	
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5	
2007	4,128	372	370	76	2,799	12,376	133	482	20,736	
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9	
2006	5,511	354	231	86	3,155	8,845	21	488	18,705	
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1	
2005	4,673	398	173	205	3,588	9,291	66	520	18,914	
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7	
2004	5,297	444	296	279	3,826	8,542	72	674	19,430	
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3	
2003	5,070	436	253	280	2,599	6,044	80	864	15,626	
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4	
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197	
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5	
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862	
% Change	10.2	27.4	25.3	**	-11.1	28.0	**	125.3	32.4	
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203	

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	% Change
Anmore	0	3	0	0	0	0	0	0	0	3	-100.0
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	0	2	0	0	0	0	0	2	0	4	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	5	3	2	0	0	0	0	0	7	3	133.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	1	0	0	0	0	0	5	1	6	-83.3
Burnaby - Central Park	0	0	4	2	0	0	0	0	4	2	100.0
Burnaby - Remainder	4	2	4	0	8	12	180	0	196	14	**
Burnaby Total	10	6	10	2	8	12	180	5	208	25	**
Coquitlam	20	5	0	0	20	23	8	84	48	112	-57.1
Delta - Tsawwassen	1	1	0	0	0	0	0	0	1	1	0.0
Delta - Ladner	3	3	0	0	0	0	0	0	3	3	0.0
Delta - North	0	1	0	0	0	0	0	0	0	1	-100.0
Delta	4	5	0	0	0	0	0	0	4	5	-20.0
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	9	14	0	0	11	0	24	4	44	18	144.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	18	17	0	0	0	10	0	8	18	35	-48.6
New Westminster	5	3	0	0	0	0	0	27	5	30	-83.3
North Vancouver City	0	0	0	0	0	0	2	0	2	0	n/a
North Vancouver DM	4	4	0	0	0	0	0	0	4	4	0.0
Pitt Meadows	3	0	0	0	0	13	0	0	3	13	-76.9
Port Coquitlam	0	0	2	0	0	0	0	0	2	0	n/a
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	36	9	18	0	3	0	24	4	81	13	**
Surrey - South	44	7	0	0	9	56	2	0	55	63	-12.7
Surrey - Cloverdale	44	18	0	0	8	4	26	217	78	239	-67.4
Surrey - North	45	26	0	0	35	9	6	4	86	39	120.5
Surrey - Guildford	0	0	0	0	0	0	0	64	0	64	-100.0
Surrey - Whalley	2	3	0	0	0	0	0	196	2	199	-99.0
Surrey Total	135	54	0	0	52	69	34	481	221	604	-63.4
University Endowment Lands	0	0	0	0	0	0	0	180	0	180	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	214	0	214	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	0	3	0	3	-100.0
Vancouver - False Creek	0	0	0	0	0	0	49	0	49	0	n/a
Vancouver - Granville/Oak	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Kerrisdale	3	3	0	0	0	0	0	0	3	3	0.0
Vancouver - Marpole	4	3	0	0	0	0	0	0	4	3	33.3
Vancouver - Eastside	27	5	2	0	0	6	23	10	52	21	147.6
Vancouver - Mt. Pleasant	0	0	0	4	0	0	0	6	0	10	-100.0
Vancouver - Strath/Grand	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Westside	18	9	0	2	0	3	0	0	18	14	28.6
Vancouver Total	53	20	4	6	0	9	286	19	343	54	**
West Vancouver	9	3	0	0	0	0	0	0	9	3	200.0
White Rock	3	1	0	2	0	0	14	0	17	3	**
Vancouver CMA	310	148	34	10	94	136	572	814	1,010	1,108	-8.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Anmore	9	20	0	0	0	0	0	0	9	20	-55.0
Belcarra	2	3	0	0	0	0	0	0	2	3	-33.3
Bowen Island	15	21	0	0	0	0	2	4	17	25	-32.0
Burnaby - Mountain	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - North	38	67	6	18	47	10	9	401	100	496	-79.8
Burnaby - Lougheed Mall	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - South & East	19	44	8	26	4	47	0	43	31	160	-80.6
Burnaby - Central Park	7	15	12	8	0	52	130	0	149	75	98.7
Burnaby - Remainder	65	89	40	72	44	83	420	666	569	910	-37.5
Burnaby Total	132	217	66	124	95	192	559	1,110	852	1,643	-48.1
Coquitlam	182	92	14	84	135	234	144	1,155	475	1,565	-69.6
Delta - Tsawwassen	8	18	2	0	0	0	0	1	10	19	-47.4
Delta - Ladner	51	54	2	4	3	3	8	9	64	70	-8.6
Delta - North	70	104	0	18	89	99	52	3	211	224	-5.8
Delta	129	176	4	22	92	102	60	13	285	313	-8.9
Langley City	3	1	0	0	36	0	160	118	199	119	67.2
Langley District	168	245	4	6	148	66	260	446	580	763	-24.0
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	197	310	8	54	96	10	2	45	303	419	-27.7
New Westminster	51	36	0	6	0	4	158	422	209	468	-55.3
North Vancouver City	13	21	8	20	11	31	12	300	44	372	-88.2
North Vancouver DM	56	87	50	0	63	0	47	167	216	254	-15.0
Pitt Meadows	17	36	12	2	8	13	0	144	37	195	-81.0
Port Coquitlam	4	19	2	2	60	82	24	125	90	228	-60.5
Port Moody	7	19	0	2	0	0	0	353	7	374	-98.1
Richmond	142	213	40	56	160	293	343	1,399	685	1,961	-65.1
Surrey - South	246	233	38	120	369	319	12	625	665	1,297	-48.7
Surrey - Cloverdale	452	425	4	10	136	406	260	728	852	1,569	-45.7
Surrey - North	550	609	0	38	144	250	99	206	793	1,103	-28.1
Surrey - Guildford	3	7	0	0	0	0	0	64	3	71	-95.8
Surrey - Whalley	77	82	0	4	49	87	0	1,486	126	1,659	-92.4
Surrey Total	1,328	1,356	42	172	698	1,062	371	3,109	2,439	5,699	-57.2
University Endowment Lands	5	2	0	2	0	11	137	257	142	272	-47.8
Vancouver - West End	0	0	0	0	0	0	225	0	225	0	n/a
Vancouver - Downtown	0	0	0	2	0	15	475	2,059	475	2,076	-77.1
Vancouver - Kitsilano	3	12	4	0	0	5	47	207	54	224	-75.9
Vancouver - False Creek	0	1	2	0	0	56	49	931	51	988	-94.8
Vancouver - Granville/Oak	4	3	0	18	0	10	0	21	4	52	-92.3
Vancouver - Kerrisdale	30	60	0	0	0	0	33	2	63	62	1.6
Vancouver - Marpole	24	55	8	16	0	3	2	6	34	80	-57.5
Vancouver - Eastside	202	318	40	60	13	16	112	301	367	695	-47.2
Vancouver - Mt. Pleasant	2	6	16	33	16	18	9	66	43	123	-65.0
Vancouver - Strath/Grand	2	5	4	8	10	7	92	57	108	77	40.3
Vancouver - Westside	128	178	6	4	14	74	4	37	152	293	-48.1
Vancouver Total	395	638	80	141	53	204	1,048	3,687	1,576	4,670	-66.3
West Vancouver	56	112	0	14	0	0	0	33	56	159	-64.8
White Rock	17	8	0	2	0	5	98	52	115	67	71.6
Vancouver CMA	2,929	3,634	330	709	1,655	2,309	3,425	12,939	8,339	19,591	-57.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	5	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	8	12	0	0	180	0	0	0
Burnaby Total	8	12	0	0	180	5	0	0
Coquitlam	20	23	0	0	8	84	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	11	0	0	0	24	4	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	10	0	0	0	8	0	0
New Westminster	0	0	0	0	0	27	0	0
North Vancouver City	0	0	0	0	2	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	13	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	3	0	0	0	24	2	0	2
Surrey - South	9	56	0	0	0	0	2	0
Surrey - Cloverdale	8	4	0	0	12	207	14	10
Surrey - North	35	9	0	0	0	0	6	4
Surrey - Guildford	0	0	0	0	0	64	0	0
Surrey - Whalley	0	0	0	0	0	196	0	0
Surrey Total	52	69	0	0	12	467	22	14
University Endowment Lands	0	0	0	0	0	46	0	134
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	214	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	3	0	0
Vancouver - False Creek	0	0	0	0	49	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	6	0	0	23	10	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	6	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	3	0	0	0	0	0	0
Vancouver Total	0	9	0	0	286	19	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	14	0	0	0
Vancouver CMA	94	136	0	0	550	664	22	150

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	4	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	47	10	0	0	9	401	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	47	0	0	0	43	0	0
Burnaby - Central Park	0	52	0	0	130	0	0	0
Burnaby - Remainder	39	83	5	0	420	666	0	0
Burnaby Total	90	192	5	0	559	1,110	0	0
Coquitlam	135	234	0	0	144	1,155	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	3	3	0	0	0	0	8	9
Delta - North	89	99	0	0	51	0	1	3
Delta	92	102	0	0	51	0	9	13
Langley City	36	0	0	0	160	118	0	0
Langley District	148	66	0	0	260	446	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	91	10	0	0	0	45	2	0
New Westminster	0	4	0	0	158	422	0	0
North Vancouver City	11	31	0	0	12	300	0	0
North Vancouver DM	63	0	0	0	47	135	0	32
Pitt Meadows	8	13	0	0	0	144	0	0
Port Coquitlam	60	82	0	0	24	122	0	3
Port Moody	0	0	0	0	0	353	0	0
Richmond	160	293	0	0	343	1,391	0	8
Surrey - South	369	319	0	0	0	625	12	0
Surrey - Cloverdale	136	406	0	0	132	591	128	137
Surrey - North	144	250	0	0	66	150	33	56
Surrey - Guildford	0	0	0	0	0	64	0	0
Surrey - Whalley	49	87	0	0	0	1,486	0	0
Surrey Total	698	1,062	0	0	198	2,916	173	193
University Endowment Lands	0	11	0	0	91	46	46	211
Vancouver - West End	0	0	0	0	225	0	0	0
Vancouver - Downtown	0	15	0	0	370	1,972	105	87
Vancouver - Kitsilano	0	5	0	0	47	207	0	0
Vancouver - False Creek	0	56	0	0	49	749	0	182
Vancouver - Granville/Oak	0	10	0	0	0	21	0	0
Vancouver - Kerrisdale	0	0	0	0	33	2	0	0
Vancouver - Marpole	0	3	0	0	2	6	0	0
Vancouver - Eastside	13	16	0	0	109	301	3	0
Vancouver - Mt. Pleasant	16	18	0	0	9	66	0	0
Vancouver - Strath/Grand	10	7	0	0	12	57	80	0
Vancouver - Westside	14	74	0	0	4	37	0	0
Vancouver Total	53	204	0	0	860	3,418	188	269
West Vancouver	0	0	0	0	0	33	0	0
White Rock	0	5	0	0	98	52	0	0
Vancouver CMA	1,645	2,309	5	0	3,007	12,210	418	729

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2009

Submarket	Freehold		Condominium		Rental		Total ⁿ	
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008
Anmore	0	3	0	0	0	0	0	3
Belcarra	0	2	0	0	0	0	0	2
Bowen Island	0	4	0	0	0	0	0	4
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	7	3	0	0	0	0	7	3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	1	0	5	0	0	1	6
Burnaby - Central Park	4	2	0	0	0	0	4	2
Burnaby - Remainder	8	2	188	12	0	0	196	14
Burnaby Total	20	8	188	17	0	0	208	25
Coquitlam	28	15	20	97	0	0	48	112
Delta - Tsawwassen	1	1	0	0	0	0	1	1
Delta - Ladner	3	3	0	0	0	0	3	3
Delta - North	0	1	0	0	0	0	0	1
Delta	4	5	0	0	0	0	4	5
Langley City	1	0	0	0	0	0	1	0
Langley District	32	18	11	0	1	0	44	18
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	18	17	0	18	0	0	18	35
New Westminster	5	3	0	27	0	0	5	30
North Vancouver City	2	0	0	0	0	0	2	0
North Vancouver DM	4	4	0	0	0	0	4	4
Pitt Meadows	3	0	0	13	0	0	3	13
Port Coquitlam	0	0	2	0	0	0	2	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	60	11	21	0	0	2	81	13
Surrey - South	44	7	9	56	2	0	55	63
Surrey - Cloverdale	56	20	8	209	14	10	78	239
Surrey - North	45	26	35	9	6	4	86	39
Surrey - Guildford	0	0	0	64	0	0	0	64
Surrey - Whalley	2	3	0	196	0	0	2	199
Surrey Total	147	56	52	534	22	14	221	604
University Endowment Lands	0	0	0	46	0	134	0	180
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	214	0	0	0	214	0
Vancouver - Kitsilano	0	0	0	3	0	0	0	3
Vancouver - False Creek	0	0	49	0	0	0	49	0
Vancouver - Granville/Oak	1	0	0	0	0	0	1	0
Vancouver - Kerrisdale	3	3	0	0	0	0	3	3
Vancouver - Marpole	4	3	0	0	0	0	4	3
Vancouver - Eastside	46	15	5	6	1	0	52	21
Vancouver - Mt. Pleasant	0	4	0	6	0	0	0	10
Vancouver - Strath/Grand	2	0	0	0	0	0	2	0
Vancouver - Westside	18	9	0	5	0	0	18	14
Vancouver Total	74	34	268	20	1	0	343	54
West Vancouver	9	3	0	0	0	0	9	3
White Rock	17	3	0	0	0	0	17	3
Vancouver CMA	424	186	562	772	24	150	1,010	1,108

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - December 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	9	20	0	0	0	0	9	20
Belcarra	2	3	0	0	0	0	2	3
Bowen Island	17	25	0	0	0	0	17	25
Burnaby - Mountain	3	0	0	0	0	0	3	0
Burnaby - North	44	81	56	415	0	0	100	496
Burnaby - Lougheed Mall	0	2	0	0	0	0	0	2
Burnaby - South & East	27	70	4	90	0	0	31	160
Burnaby - Central Park	19	23	130	52	0	0	149	75
Burnaby - Remainder	105	161	459	749	5	0	569	910
Burnaby Total	198	337	649	1,306	5	0	852	1,643
Coquitlam	273	272	202	1,293	0	0	475	1,565
Delta - Tsawwassen	10	18	0	0	0	1	10	19
Delta - Ladner	51	54	5	7	8	9	64	70
Delta - North	70	106	140	115	1	3	211	224
Delta	131	178	145	122	9	13	285	313
Langley City	3	1	196	118	0	0	199	119
Langley District	286	328	274	416	20	19	580	763
Lion's Bay	1	2	0	0	0	0	1	2
Maple Ridge	197	312	99	107	2	0	303	419
New Westminster	45	42	164	426	0	0	209	468
North Vancouver City	33	67	11	305	0	0	44	372
North Vancouver DM	52	87	164	135	0	32	216	254
Pitt Meadows	17	38	20	157	0	0	37	195
Port Coquitlam	33	45	57	180	0	3	90	228
Port Moody	7	19	0	355	0	0	7	374
Richmond	318	442	367	1,511	0	8	685	1,961
Surrey - South	245	226	408	1,071	12	0	665	1,297
Surrey - Cloverdale	516	463	208	969	128	137	852	1,569
Surrey - North	550	611	210	436	33	56	793	1,103
Surrey - Guildford	3	7	0	64	0	0	3	71
Surrey - Whalley	77	86	49	1,573	0	0	126	1,659
Surrey Total	1,391	1,393	875	4,113	173	193	2,439	5,699
University Endowment Lands	5	2	91	59	46	211	142	272
Vancouver - West End	0	0	225	0	0	0	225	0
Vancouver - Downtown	0	2	370	1,987	105	87	475	2,076
Vancouver - Kitsilano	7	12	47	212	0	0	54	224
Vancouver - False Creek	2	1	49	805	0	182	51	988
Vancouver - Granville/Oak	4	21	0	31	0	0	4	52
Vancouver - Kerrisdale	30	62	33	0	0	0	63	62
Vancouver - Marpole	34	77	0	3	0	0	34	80
Vancouver - Eastside	345	458	15	237	7	0	367	695
Vancouver - Mt. Pleasant	18	39	25	84	0	0	43	123
Vancouver - Strath/Grand	6	13	22	64	80	0	108	77
Vancouver - Westside	136	190	16	103	0	0	152	293
Vancouver Total	582	875	802	3,526	192	269	1,576	4,670
West Vancouver	56	126	0	33	0	0	56	159
White Rock	71	62	44	5	0	0	115	67
Vancouver CMA	3,727	4,676	4,160	14,167	447	748	8,339	19,591

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	% Change
Anmore	0	1	0	0	0	0	0	0	0	1	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	4	0	0	0	0	0	0	1	4	-75.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	2	0	2	0	0	0	0	3	4	-25.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	282	0	282	-100.0
Burnaby - South & East	4	3	0	0	0	0	0	0	4	3	33.3
Burnaby - Central Park	2	0	0	0	0	4	0	0	2	4	-50.0
Burnaby - Remainder	9	11	0	0	8	4	0	147	17	162	-89.5
Burnaby Total	18	16	0	2	8	8	0	429	26	455	-94.3
Coquitlam	51	3	0	0	6	17	10	8	67	28	139.3
Delta - Tsawwassen	0	1	0	0	0	0	0	0	0	1	-100.0
Delta - Ladner	7	3	0	0	0	0	1	0	8	3	166.7
Delta - North	0	18	0	0	0	0	0	0	0	18	-100.0
Delta	7	22	0	0	0	0	1	0	8	22	-63.6
Langley City	0	0	0	0	36	0	98	0	134	0	n/a
Langley District	38	18	0	0	19	0	20	55	77	73	5.5
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	22	13	0	0	0	0	0	0	22	13	69.2
New Westminster	0	4	0	2	0	0	0	0	0	6	-100.0
North Vancouver City	0	2	0	0	0	0	2	0	2	2	0.0
North Vancouver DM	2	5	0	0	0	0	0	0	2	5	-60.0
Pitt Meadows	3	4	0	0	13	0	0	0	16	4	ss
Port Coquitlam	0	4	0	0	0	0	29	0	29	4	ss
Port Moody	0	1	0	0	0	0	190	0	190	1	ss
Richmond	14	5	4	0	17	0	20	2	55	7	ss
Surrey - South	19	16	2	12	4	20	1	0	26	48	-45.8
Surrey - Cloverdale	56	36	0	6	8	12	19	5	83	59	40.7
Surrey - North	72	58	0	0	13	30	3	116	88	204	-56.9
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	9	10	0	0	7	0	183	130	199	140	42.1
Surrey Total	156	120	2	18	32	62	206	251	396	451	-12.2
University Endowment Lands	1	0	0	0	0	0	46	0	47	0	n/a
Vancouver - West End	0	0	0	0	0	5	0	134	0	139	-100.0
Vancouver - Downtown	0	0	0	0	0	0	826	0	826	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	9	0	0	0	9	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	1	0	2	0	0	0	10	0	13	-100.0
Vancouver - Kerrisdale	5	4	0	0	0	0	0	43	5	47	-89.4
Vancouver - Marpole	4	6	0	0	0	0	0	0	4	6	-33.3
Vancouver - Eastside	5	11	0	0	0	14	0	40	5	65	-92.3
Vancouver - Mt. Pleasant	0	0	4	2	0	0	0	0	4	2	100.0
Vancouver - Strath/Grand	1	0	0	0	4	0	0	0	5	0	n/a
Vancouver - Westside	5	5	0	0	0	0	0	0	5	5	0.0
Vancouver Total	20	27	4	4	4	28	826	227	854	286	198.6
West Vancouver	4	9	0	0	0	0	25	0	29	9	ss
White Rock	1	1	0	0	0	0	6	233	7	234	-97.0
Vancouver CMA	338	259	10	26	135	115	1,479	1,205	1,962	1,605	22.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Anmore	16	14	0	0	0	0	0	0	16	14	14.3
Belcarra	2	3	0	0	0	0	0	0	2	3	-33.3
Bowen Island	25	25	0	0	0	0	2	2	27	27	0.0
Burnaby - Mountain	0	1	0	2	0	0	0	0	0	3	-100.0
Burnaby - North	54	37	8	20	5	0	162	211	229	268	-14.6
Burnaby - Lougheed Mall	2	2	0	0	0	0	221	282	223	284	-21.5
Burnaby - South & East	25	35	12	22	47	3	273	213	357	273	30.8
Burnaby - Central Park	15	9	4	6	48	16	0	214	67	245	-72.7
Burnaby - Remainder	75	69	56	78	114	65	440	1,241	685	1,453	-52.9
Burnaby Total	171	153	80	128	214	84	1,096	2,161	1,561	2,526	-38.2
Coquitlam	131	91	76	32	205	102	718	878	1,130	1,103	2.4
Delta - Tsawwassen	15	13	2	2	0	0	1	0	18	15	20.0
Delta - Ladner	58	36	0	4	0	16	11	3	69	59	16.9
Delta - North	102	75	18	2	132	15	3	0	255	92	177.2
Delta	175	124	20	8	132	31	15	3	342	166	106.0
Langley City	2	4	0	0	36	0	285	56	323	60	**
Langley District	390	434	18	68	76	261	336	339	820	1,102	-25.6
Lion's Bay	4	1	0	0	0	0	0	0	4	1	**
Maple Ridge	259	341	12	58	16	95	203	428	490	922	-46.9
New Westminster	34	64	4	4	4	4	490	582	532	654	-18.7
North Vancouver City	20	20	8	20	17	58	79	735	124	833	-85.1
North Vancouver DM	76	96	12	2	0	4	167	0	255	102	150.0
Pitt Meadows	27	88	14	0	21	31	70	217	132	336	-60.7
Port Coquitlam	9	32	2	0	60	105	216	627	287	764	-62.4
Port Moody	17	49	0	2	0	92	545	696	562	839	-33.0
Richmond	164	231	54	52	179	217	1,138	1,230	1,535	1,730	-11.3
Surrey - South	223	280	38	40	225	336	353	395	839	1,051	-20.2
Surrey - Cloverdale	403	401	4	14	319	359	469	280	1,195	1,054	13.4
Surrey - North	554	565	36	16	228	170	263	123	1,081	874	23.7
Surrey - Guildford	5	9	0	0	0	16	0	157	5	182	-97.3
Surrey - Whalley	83	104	4	0	258	94	772	745	1,117	943	18.5
Surrey Total	1,268	1,359	82	70	1,030	975	1,857	1,700	4,237	4,104	3.2
University Endowment Lands	3	3	14	2	62	8	216	320	295	333	-11.4
Vancouver - West End	0	0	0	0	0	15	20	457	20	472	-95.8
Vancouver - Downtown	0	0	2	0	32	10	2,187	896	2,221	906	145.1
Vancouver - Kitsilano	11	3	0	4	0	44	45	10	56	61	-8.2
Vancouver - False Creek	1	1	2	0	10	0	0	127	13	128	-89.8
Vancouver - Granville/Oak	2	2	16	4	6	4	212	154	236	164	43.9
Vancouver - Kerrisdale	46	25	0	0	9	0	59	94	114	119	-4.2
Vancouver - Marpole	41	36	16	6	10	11	4	0	71	53	34.0
Vancouver - Eastside	166	263	36	50	10	31	242	523	454	867	-47.6
Vancouver - Mt. Pleasant	6	1	37	18	0	11	254	2	297	32	**
Vancouver - Strath/Grand	6	1	8	0	7	24	100	0	121	25	**
Vancouver - Westside	157	137	2	2	53	8	94	96	306	243	25.9
Vancouver Total	436	469	119	86	137	158	3,217	2,359	3,909	3,072	27.2
West Vancouver	102	108	2	28	8	12	25	17	137	165	-17.0
White Rock	7	7	2	2	5	0	54	285	68	294	-76.9
Vancouver CMA	3,338	3,716	519	562	2,202	2,237	10,729	12,635	16,788	19,150	-12.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	282	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	4	0	0	0	0	0	0
Burnaby - Remainder	8	4	0	0	0	0	147	0
Burnaby Total	8	8	0	0	0	0	429	0
Coquitlam	6	17	0	0	10	8	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	1	0
Langley City	36	0	0	0	98	0	0	0
Langley District	19	0	0	0	20	54	0	1
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	2	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	13	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	29	0	0	0
Port Moody	0	0	0	0	190	0	0	0
Richmond	17	0	0	0	18	0	2	2
Surrey - South	4	20	0	0	0	0	1	0
Surrey - Cloverdale	8	12	0	0	4	0	15	5
Surrey - North	13	30	0	0	0	114	3	2
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	7	0	0	0	183	130	0	0
Surrey Total	32	62	0	0	187	244	19	7
University Endowment Lands	0	0	0	0	0	0	46	0
Vancouver - West End	0	5	0	0	0	134	0	0
Vancouver - Downtown	0	0	0	0	701	0	125	0
Vancouver - Kitsilano	0	9	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	10	0	0
Vancouver - Kerrisdale	0	0	0	0	0	43	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	14	0	0	0	40	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	4	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	0	0
Vancouver Total	4	28	0	0	701	227	125	0
West Vancouver	0	0	0	0	25	0	0	0
White Rock	0	0	0	0	6	233	0	0
Vancouver CMA	135	115	0	0	1,286	1,195	193	10

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	0	0	0	162	211	0	0
Burnaby - Lougheed Mall	0	0	0	0	221	282	0	0
Burnaby - South & East	47	3	0	0	273	213	0	0
Burnaby - Central Park	48	16	0	0	0	214	0	0
Burnaby - Remainder	114	65	0	0	440	1,241	0	0
Burnaby Total	214	84	0	0	1,096	2,161	0	0
Coquitlam	205	102	0	0	652	878	66	0
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	16	0	0	0	0	11	3
Delta - North	132	15	0	0	0	0	3	0
Delta	132	31	0	0	0	0	15	3
Langley City	36	0	0	0	285	56	0	0
Langley District	76	261	0	0	336	338	0	1
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	16	95	0	0	195	428	8	0
New Westminster	4	4	0	0	490	582	0	0
North Vancouver City	17	58	0	0	77	735	2	0
North Vancouver DM	0	4	0	0	135	0	32	0
Pitt Meadows	21	31	0	0	70	217	0	0
Port Coquitlam	60	105	0	0	215	571	1	56
Port Moody	0	92	0	0	545	696	0	0
Richmond	176	217	3	0	1,134	1,225	4	5
Surrey - South	225	336	0	0	347	280	6	115
Surrey - Cloverdale	319	359	0	0	329	205	140	75
Surrey - North	228	170	0	0	150	114	113	9
Surrey - Guildford	0	16	0	0	0	157	0	0
Surrey - Whalley	242	94	16	0	772	745	0	0
Surrey Total	1,014	975	16	0	1,598	1,501	259	199
University Endowment Lands	62	8	0	0	93	212	123	108
Vancouver - West End	0	15	0	0	20	457	0	0
Vancouver - Downtown	26	10	6	0	1,790	896	397	0
Vancouver - Kitsilano	0	44	0	0	45	8	0	2
Vancouver - False Creek	10	0	0	0	0	0	0	127
Vancouver - Granville/Oak	6	4	0	0	212	154	0	0
Vancouver - Kerrisdale	9	0	0	0	59	94	0	0
Vancouver - Marpole	10	11	0	0	4	0	0	0
Vancouver - Eastside	10	31	0	0	234	486	8	37
Vancouver - Mt. Pleasant	0	11	0	0	254	2	0	0
Vancouver - Strath/Grand	7	24	0	0	100	0	0	0
Vancouver - Westside	53	8	0	0	94	96	0	0
Vancouver Total	131	158	6	0	2,812	2,193	405	166
West Vancouver	8	12	0	0	25	17	0	0
White Rock	5	0	0	0	54	283	0	2
Vancouver CMA	2,177	2,237	25	0	9,814	12,095	915	540

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008
Anmore	0	1	0	0	0	0	0	1
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	4	0	0	0	0	1	4
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	3	4	0	0	0	0	3	4
Burnaby - Lougheed Mall	0	0	0	282	0	0	0	282
Burnaby - South & East	4	3	0	0	0	0	4	3
Burnaby - Central Park	2	0	0	4	0	0	2	4
Burnaby - Remainder	9	11	8	151	0	0	17	162
Burnaby Total	18	18	8	437	0	0	26	455
Coquitlam	61	11	6	17	0	0	67	28
Delta - Tsawwassen	0	1	0	0	0	0	0	1
Delta - Ladner	7	3	0	0	1	0	8	3
Delta - North	0	18	0	0	0	0	0	18
Delta	7	22	0	0	1	0	8	22
Langley City	0	0	134	0	0	0	134	0
Langley District	51	22	19	48	7	3	77	73
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	22	13	0	0	0	0	22	13
New Westminster	0	6	0	0	0	0	0	6
North Vancouver City	2	2	0	0	0	0	2	2
North Vancouver DM	2	5	0	0	0	0	2	5
Pitt Meadows	3	4	13	0	0	0	16	4
Port Coquitlam	4	4	25	0	0	0	29	4
Port Moody	0	1	190	0	0	0	190	1
Richmond	36	5	17	0	2	2	55	7
Surrey - South	19	11	6	37	1	0	26	48
Surrey - Cloverdale	60	36	8	18	15	5	83	59
Surrey - North	72	58	13	144	3	2	88	204
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	9	10	190	130	0	0	199	140
Surrey Total	160	115	217	329	19	7	396	451
University Endowment Lands	1	0	0	0	46	0	47	0
Vancouver - West End	0	0	0	139	0	0	0	139
Vancouver - Downtown	0	0	701	0	125	0	826	0
Vancouver - Kitsilano	0	0	0	9	0	0	0	9
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	3	0	10	0	0	0	13
Vancouver - Kerrisdale	5	6	0	41	0	0	5	47
Vancouver - Marpole	4	6	0	0	0	0	4	6
Vancouver - Eastside	5	15	0	50	0	0	5	65
Vancouver - Mt. Pleasant	4	2	0	0	0	0	4	2
Vancouver - Strath/Grand	1	0	4	0	0	0	5	0
Vancouver - Westside	5	5	0	0	0	0	5	5
Vancouver Total	24	37	705	249	125	0	854	286
West Vancouver	4	9	25	0	0	0	29	9
White Rock	7	7	0	227	0	0	7	234
Vancouver CMA	403	286	1,359	1,307	200	12	1,962	1,605

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Anmore																
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
December 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,500,000	1,454,636			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,500,000	1,453,831			
Belcarra																
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
December 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--			
Bowen Island																
December 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
December 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--			
Year-to-date 2009	0	0.0	1	3.6	4	14.3	7	25.0	16	57.1	28	800,000	823,000			
Year-to-date 2008	0	0.0	0	0.0	9	39.1	3	13.0	11	47.8	23	700,000	752,000			
Burnaby																
December 2009	0	0.0	0	0.0	0	0.0	1	4.0	24	96.0	25	883,000	954,956			
December 2008	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--			
Year-to-date 2009	0	0.0	0	0.0	3	1.6	43	22.6	144	75.8	190	832,000	892,955			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	33	27.5	87	72.5	120	839,000	920,667			
Coquitlam																
December 2009	0	0.0	0	0.0	12	23.1	23	44.2	17	32.7	52	700,000	693,250			
December 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--			
Year-to-date 2009	0	0.0	0	0.0	12	9.0	65	48.5	57	42.5	134	735,000	771,978			
Year-to-date 2008	2	2.4	23	27.7	2	2.4	15	18.1	41	49.4	83	739,900	833,217			
Delta																
December 2009	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--			
December 2008	0	0.0	0	0.0	1	4.2	17	70.8	6	25.0	24	700,000	736,946			
Year-to-date 2009	0	0.0	0	0.0	35	19.7	93	52.2	50	28.1	178	664,725	719,498			
Year-to-date 2008	1	0.8	0	0.0	13	10.9	61	51.3	44	37.0	119	700,000	740,835			
Langley City																
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
December 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2009	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--			
Year-to-date 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--			
Langley District																
December 2009	0	0.0	1	2.8	16	44.4	10	27.8	9	25.0	36	602,500	751,417			
December 2008	2	10.5	0	0.0	8	42.1	5	26.3	4	21.1	19	609,000	678,147			
Year-to-date 2009	9	1.8	47	9.7	211	43.3	150	30.8	70	14.4	487	599,000	666,277			
Year-to-date 2008	20	4.8	15	3.6	120	29.1	206	49.9	52	12.6	413	634,800	651,482			

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Lion's Bay																
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
December 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
Maple Ridge																
December 2009	0	0.0	6	19.4	16	51.6	9	29.0	0	0.0	31	564,900	573,323			
December 2008	0	0.0	0	0.0	8	80.0	2	20.0	0	0.0	10	573,000	585,370			
Year-to-date 2009	5	1.6	86	27.3	135	42.9	87	27.6	2	0.6	315	560,500	562,723			
Year-to-date 2008	2	0.7	44	14.8	196	66.0	46	15.5	9	3.0	297	565,900	565,489			
New Westminster																
December 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--			
December 2008	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--			
Year-to-date 2009	0	0.0	0	0.0	10	27.8	21	58.3	5	13.9	36	648,500	666,444			
Year-to-date 2008	5	5.9	15	17.6	36	42.4	25	29.4	4	4.7	85	537,900	573,312			
North Vancouver City																
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
December 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	1,345,000	1,255,167			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	1,175,000	1,205,722			
North Vancouver DM																
December 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--			
December 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	92	100.0	92	1,547,000	1,562,868			
Year-to-date 2008	1	1.3	0	0.0	0	0.0	0	0.0	78	98.7	79	1,465,900	1,517,489			
Pitt Meadows																
December 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--			
December 2008	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--			
Year-to-date 2009	0	0.0	7	18.9	27	73.0	2	5.4	1	2.7	37	535,000	539,749			
Year-to-date 2008	0	0.0	22	24.7	63	70.8	4	4.5	0	0.0	89	549,900	546,351			
Port Coquitlam																
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
December 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2009	0	0.0	0	0.0	3	16.7	11	61.1	4	22.2	18	639,900	683,361			
Year-to-date 2008	0	0.0	4	16.7	4	16.7	9	37.5	7	29.2	24	650,000	675,243			
Port Moody																
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
December 2008	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--			
Year-to-date 2009	0	0.0	4	14.8	0	0.0	1	3.7	22	81.5	27	850,000	909,593			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	3	7.1	39	92.9	42	800,000	941,488			
Richmond																
December 2009	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	1,235,000	1,234,000			
December 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--			
Year-to-date 2009	0	0.0	0	0.0	4	2.1	23	12.2	162	85.7	189	1,000,000	1,118,000			
Year-to-date 2008	0	0.0	0	0.0	1	0.5	35	16.4	177	83.1	213	1,000,000	1,078,285			

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

December 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Surrey																
December 2009	0	0.0	22	13.1	76	45.2	37	22.0	33	19.6	168	573,000	638,465			
December 2008	0	0.0	9	8.3	46	42.2	27	24.8	27	24.8	109	599,900	671,247			
Year-to-date 2009	5	0.3	112	7.4	630	41.7	396	26.2	369	24.4	1,512	604,450	688,311			
Year-to-date 2008	0	0.0	82	6.8	381	31.5	344	28.5	402	33.3	1,209	668,900	741,540			
University Endowment Lands																
December 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
December 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--			
Vancouver City																
December 2009	0	0.0	1	3.8	0	0.0	1	3.8	24	92.3	26	1,384,500	1,692,385			
December 2008	0	0.0	0	0.0	0	0.0	0	0.0	29	100.0	29	1,000,000	1,327,021			
Year-to-date 2009	2	0.4	1	0.2	3	0.6	26	5.3	459	93.5	491	1,498,000	1,626,222			
Year-to-date 2008	0	0.0	0	0.0	4	0.9	24	5.4	415	93.7	443	1,000,000	1,351,118			
West Vancouver																
December 2009	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--			
December 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	82	100.0	82	2,560,000	2,768,203			
Year-to-date 2008	1	1.2	0	0.0	0	0.0	0	0.0	82	98.8	83	2,890,000	3,084,877			
White Rock																
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
December 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--			
Vancouver CMA																
December 2009	0	0.0	30	8.0	121	32.1	84	22.3	142	37.7	377	670,000	826,769			
December 2008	2	0.8	10	4.2	65	27.5	58	24.6	101	42.8	236	700,000	857,578			
Year-to-date 2009	21	0.5	258	6.7	1,078	27.9	929	24.0	1,583	40.9	3,869	698,900	905,011			
Year-to-date 2008	32	0.9	205	6.1	830	24.6	810	24.0	1,492	44.3	3,369	700,000	904,239			

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
December 2009

Submarket	Dec 2009	Dec 2008	% Change	YTD 2009	YTD 2008	% Change
Anmore	--	--	n/a	1,454,636	1,453,831	0.1
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	823,000	752,000	9.4
Burnaby Total	954,956	--	n/a	892,955	920,667	-3.0
Coquitlam	693,250	--	n/a	771,978	833,217	-7.3
Delta	--	736,946	n/a	719,498	740,835	-2.9
Langley City	--	--	n/a	--	--	n/a
Langley District	751,417	678,147	10.8	666,277	651,482	2.3
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	573,323	585,370	-2.1	562,723	565,489	-0.5
New Westminster	--	--	n/a	666,444	573,312	16.2
North Vancouver City	--	--	n/a	1,255,167	1,205,722	4.1
North Vancouver DM	--	--	n/a	1,562,868	1,517,489	3.0
Pitt Meadows	--	--	n/a	539,749	546,351	-1.2
Port Coquitlam	--	--	n/a	683,361	675,243	1.2
Port Moody	--	--	n/a	909,593	941,488	-3.4
Richmond	1,234,000	--	n/a	1,118,000	1,078,285	3.7
Surrey Total	638,465	671,247	-4.9	688,311	741,540	-7.2
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,692,385	1,327,021	27.5	1,626,222	1,351,118	20.4
West Vancouver	--	--	n/a	2,768,203	3,084,877	-10.3
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	826,769	857,578	-3.6	905,011	904,239	0.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
December 2009

		Single Detached				Attached				Apartment				
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	
2008	January	645	3,833	17%	877,272	318	1,379	23%	511,920	861	4,015	21%	406,935	
	February	1,000	4,468	22%	920,643	484	1,545	31%	512,730	1,199	4,579	26%	424,839	
	March	1,126	5,278	21%	918,593	511	1,787	29%	510,428	1,370	5,148	27%	407,287	
	April	1,301	6,222	21%	880,844	609	2,044	30%	509,809	1,364	5,997	23%	408,036	
	May	1,216	7,283	17%	887,503	556	2,425	23%	507,192	1,249	6,624	19%	419,794	
	June	906	8,122	11%	908,106	442	2,732	16%	514,348	1,038	7,406	14%	399,356	
	July	837	8,448	10%	828,780	383	2,960	13%	493,434	968	7,730	13%	389,204	
	August	543	7,927	7%	808,015	296	2,792	11%	493,960	743	7,231	10%	401,001	
	September	554	8,729	6%	790,036	277	3,115	9%	499,975	764	8,008	10%	369,354	
	October	497	8,400	6%	825,206	224	3,112	7%	461,788	647	7,745	8%	386,838	
	November	323	7,786	4%	745,778	142	2,988	5%	442,320	410	5,562	7%	346,703	
	December	350	6,374	5%	829,508	159	2,472	6%	483,970	417	6,347	7%	357,105	
2009	January	292	5,834	5%	782,961	109	2,334	5%	449,389	362	5,798	6%	365,657	
	February	589	6,118	10%	792,551	244	2,463	10%	437,233	650	5,962	11%	353,064	
	March	904	6,266	14%	763,248	392	2,528	16%	442,266	978	5,785	17%	354,605	
	April	1,191	6,310	19%	816,801	596	2,468	24%	463,283	1,179	5,533	21%	364,074	
	May	1,413	6,060	23%	831,171	664	2,361	28%	479,580	1,458	5,220	28%	394,133	
	June	1,677	5,983	28%	819,235	802	2,227	36%	489,741	1,791	5,042	36%	383,725	
	July	1,626	5,659	29%	824,437	792	1,996	40%	486,564	1,709	4,675	37%	400,823	
	August	1,378	5,373	26%	890,087	612	1,917	32%	484,976	1,465	4,647	32%	392,501	
	September	1,432	5,625	25%	872,115	647	1,948	33%	509,601	1,490	5,023	30%	409,068	
	October	1,493	5,187	29%	913,938	611	1,777	34%	523,541	1,607	5,120	31%	429,777	
	November	1,175	4,621	25%	903,496	523	1,651	32%	505,135	1,396	4,767	29%	426,059	
	December	906	3,711	24%	952,927	461	1,305	35%	510,130	1,154	3,918	29%	418,096	
		Q4 2008	1,170	7,520	5%	804,565	525	2,857	6%	463,240	1,474	6,551	7%	367,263
		Q4 2009	3,574	4,506	26%	920,389	1,595	1,578	34%	513,630	4,157	4,602	30%	425,286
		YTD 2008	9,298	6,906	12%	869,026	4,401	2,446	17%	501,815	11,030	6,366	15%	399,943
		YTD 2009	14,076	5,562	22%	853,363	6,453	2,081	27%	487,755	15,239	5,124	26%	396,171

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 5: MLS® Residential Activity for Vancouver
Fourth Quarter 2009

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2008	Q1	2,771	4,526	20%	905,503	1,313	1,570	28%	511,693	3,430	4,581	25%	413,020
	Q2	3,423	7,209	16%	892,151	1,607	2,400	23%	510,450	3,651	6,676	19%	409,062
	Q3	1,934	8,368	8%	808,944	956	2,956	11%	495,790	2,475	7,656	11%	386,520
	Q4	1,170	7,520	5%	800,164	525	2,857	6%	462,693	1,474	6,551	7%	363,549
2009	Q1	1,785	6,073	10%	779,587	745	2,442	10%	442,963	1,990	5,848	11%	357,775
	Q2	4,281	6,118	23%	822,402	2,062	2,352	29%	477,535	4,428	5,265	28%	380,644
	Q3	4,436	5,552	27%	862,213	2,051	1,954	35%	493,714	4,664	4,782	33%	400,797
	Q4	3,574	4,506	26%	923,454	1,595	1,578	34%	512,935	4,157	4,602	30%	424,644
	YTD 2008	9,298	6,906	12%	851,690	4,401	2,446	17%	495,156	11,030	6,366	15%	393,038
	YTD 2009	14,076	5,562	22%	846,914	6,453	2,081	27%	481,787	15,239	5,124	26%	390,965

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
December 2009

		Interest Rates		NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market				Average Weekly Earnings (\$)	
		P & I Per \$100,000	Mortgage Rates (%)			Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA			
			1 Yr. Term	5 Yr. Term							
2008	January	725	7.35	7.39	123.6	110.2	1,248	3.9	67.7	768	
	February	718	7.25	7.29	123.8	110.7	1,249	3.7	67.5	772	
	March	712	7.15	7.19	124.6	111.2	1,249	3.8	67.4	774	
	April	700	6.95	6.99	124.7	112.1	1,246	4.0	67.2	774	
	May	679	6.15	6.65	124.3	113.2	1,243	4.1	67.1	778	
	June	710	6.95	7.15	124.3	113.9	1,241	4.2	66.9	786	
	July	710	6.95	7.15	124.3	114.7	1,239	4.2	66.6	789	
	August	691	6.65	6.85	124.2	114.5	1,241	4.2	66.6	786	
	September	691	6.65	6.85	124.1	114.6	1,240	4.3	66.4	787	
	October	713	6.35	7.20	122.7	113.4	1,241	4.4	66.5	795	
	November	713	6.35	7.20	120.6	112.9	1,240	4.5	66.3	806	
	December	685	5.60	6.75	120.6	111.9	1,237	4.8	66.3	815	
2009	January	627	5.00	5.79	119.7	112.0	1,229	5.1	65.9	818	
	February	627	5.00	5.79	116.2	112.5	1,225	5.5	65.9	821	
	March	613	4.50	5.55	114.9	112.6	1,220	6.1	66.0	816	
	April	596	3.90	5.25	113.5	112.6	1,227	6.5	66.5	815	
	May	596	3.90	5.25	114.0	113.3	1,231	6.8	66.9	809	
	June	631	3.75	5.85	113.0	113.3	1,240	6.9	67.2	809	
	July	631	3.75	5.85	114.3	112.9	1,238	7.0	67.1	804	
	August	631	3.75	5.85	114.5	113.6	1,237	7.3	67.1	812	
	September	610	3.70	5.49	116.1	113.5	1,240	7.1	66.9	818	
	October	630	3.80	5.84	116.9	112.7	1,241	7.3	67.0	827	
	November	616	3.60	5.59	117.2	113.1	1,240	7.5	67.0	823	
	December	610	3.60	5.49	112.7	112.7	1,237	7.8	66.9	824	

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

n/a Not applicable

* Totals may not add up due to co-operatives and unknown market types

** Percent change > 200%

- Nil

-- Amount too small to be expressed

SA Monthly figures are adjusted to remove normal seasonal variation

Table I: Housing Activity Summary of Abbotsford CMA
December 2009

	Ownership							Rental		Total*	
	Freehold			Condominium							
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other			
STARTS											
December 2009	28	0	2	1	0	0	0	0	0	31	
December 2008	16	0	8	0	0	0	0	0	0	24	
% Change	75.0	n/a	-75.0	n/a	n/a	n/a	n/a	n/a	n/a	29.2	
Year-to-date 2009	206	0	76	3	23	56	1	0	0	365	
Year-to-date 2008	331	2	84	27	147	694	0	0	0	1,285	
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	n/a	-71.6	
UNDER CONSTRUCTION											
December 2009	166	0	66	17	44	293	1	0	0	587	
December 2008	229	0	76	24	97	694	0	0	0	1,120	
% Change	-27.5	n/a	-13.2	-29.2	-54.6	-57.8	n/a	n/a	n/a	-47.6	
COMPLETIONS											
December 2009	31	0	8	1	0	0	0	0	0	40	
December 2008	27	0	6	0	26	0	0	0	0	59	
% Change	14.8	n/a	33.3	n/a	-100.0	n/a	n/a	n/a	n/a	-32.2	
Year-to-date 2009	269	0	86	10	76	457	0	0	0	898	
Year-to-date 2008	433	0	150	36	143	310	0	0	0	1,072	
% Change	-37.9	n/a	-42.7	-72.2	-46.9	47.4	n/a	n/a	n/a	-16.2	
COMPLETED & NOT ABSORBED											
December 2009	82	0	3	2	36	74	0	0	0	197	
December 2008	165	0	38	12	51	20	0	0	0	286	
% Change	-50.3	n/a	-92.1	-83.3	-29.4	**	n/a	n/a	n/a	-31.1	
ABSORBED											
December 2009	48	0	8	3	4	25	0	0	0	88	
December 2008	18	0	8	0	1	4	0	0	0	31	
% Change	166.7	n/a	0.0	n/a	**	**	n/a	n/a	n/a	183.9	
Year-to-date 2009	352	0	121	20	91	403	0	0	0	987	
Year-to-date 2008	347	0	116	29	106	341	0	0	0	939	
% Change	1.4	n/a	4.3	-31.0	-14.2	18.2	n/a	n/a	n/a	5.1	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
December 2009

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Abbotsford City										
December 2009	21	0	2	1	0	0	0	0	24	
December 2008	12	0	8	0	0	0	0	0	20	
Fraser Valley H RDA										
December 2009	0	0	0	0	0	0	0	0	0	
December 2008	0	0	0	0	0	0	0	0	0	
Mission DM										
December 2009	7	0	0	0	0	0	0	0	7	
December 2008	4	0	0	0	0	0	0	0	4	
Abbotsford CMA										
December 2009	28	0	2	1	0	0	0	0	31	
December 2008	16	0	8	0	0	0	0	0	24	
UNDER CONSTRUCTION										
Abbotsford City										
December 2009	102	0	66	17	44	293	1	0	523	
December 2008	151	0	76	24	95	694	0	0	1,040	
Fraser Valley H RDA										
December 2009	0	0	0	0	0	0	0	0	0	
December 2008	0	0	0	0	0	0	0	0	0	
Mission DM										
December 2009	64	0	0	0	0	0	0	0	64	
December 2008	78	0	0	0	2	0	0	0	80	
Abbotsford CMA										
December 2009	166	0	66	17	44	293	1	0	587	
December 2008	229	0	76	24	97	694	0	0	1,120	
COMPLETIONS										
Abbotsford City										
December 2009	25	0	8	1	0	0	0	0	34	
December 2008	19	0	6	0	0	0	0	0	25	
Fraser Valley H RDA										
December 2009	0	0	0	0	0	0	0	0	0	
December 2008	0	0	0	0	0	0	0	0	0	
Mission DM										
December 2009	6	0	0	0	0	0	0	0	6	
December 2008	8	0	0	0	26	0	0	0	34	
Abbotsford CMA										
December 2009	31	0	8	1	0	0	0	0	40	
December 2008	27	0	6	0	26	0	0	0	59	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2009

	Ownership						Rental		Total*	
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other		
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other				
COMPLETED & NOT ABSORBED										
Abbotsford City										
December 2009	57	0	3	2	19	62	0	0	143	
December 2008	90	0	38	12	14	8	0	0	162	
Fraser Valley H RDA										
December 2009	0	0	0	0	0	0	0	0	0	
December 2008	0	0	0	0	0	0	0	0	0	
Mission DM										
December 2009	25	0	0	0	17	12	0	0	54	
December 2008	75	0	0	0	37	12	0	0	124	
Abbotsford CMA										
December 2009	82	0	3	2	36	74	0	0	197	
December 2008	165	0	38	12	51	20	0	0	286	
ABSORBED										
Abbotsford City										
December 2009	33	0	8	3	1	25	0	0	70	
December 2008	14	0	8	0	0	4	0	0	26	
Fraser Valley H RDA										
December 2009	0	0	0	0	0	0	0	0	0	
December 2008	0	0	0	0	0	0	0	0	0	
Mission DM										
December 2009	15	0	0	0	3	0	0	0	18	
December 2008	4	0	0	0	1	0	0	0	5	
Abbotsford CMA										
December 2009	48	0	8	3	4	25	0	0	88	
December 2008	18	0	8	0	1	4	0	0	31	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.2A: History of Housing Starts of Abbotsford CMA
2000 - 2009

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2009	206	0	76	3	23	56	1	0	365	
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6	
2008	331	2	84	27	147	694	0	0	1,285	
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1	
2007	494	0	234	33	111	216	0	0	1,088	
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9	
2006	391	4	132	36	95	549	0	0	1,207	
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3	
2005	445	2	228	13	59	183	0	82	1,012	
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6	
2004	593	2	218	14	68	56	0	132	1,083	
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6	
2003	631	10	275	3	77	0	0	60	1,056	
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7	
2002	552	2	154	6	65	28	0	229	1,038	
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3	
2001	410	2	0	2	4	0	0	0	418	
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2	
2000	373	2	0	1	22	0	6	0	405	

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	% Change
Abbotsford City	22	12	0	0	0	0	2	8	24	20	20.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	7	4	0	0	0	0	0	0	7	4	75.0
Abbotsford CMA	29	16	0	0	0	0	2	8	31	24	29.2

Table 2.I: Starts by Submarket and by Dwelling Type
January - December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Abbotsford City	124	238	2	44	21	51	132	778	279	1,111	-74.9
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	86	120	0	2	0	52	0	0	86	174	-50.6
Abbotsford CMA	210	358	2	46	21	103	132	778	365	1,285	-71.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008
Abbotsford City	0	0	0	0	2	8	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	2	8	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	21	51	0	0	132	778	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	52	0	0	0	0	0	0
Abbotsford CMA	21	103	0	0	132	778	0	0

Table 2.4: Starts by Submarket and by Intended Market
December 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008
Abbotsford City	23	20	1	0	0	0	24	20
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	7	4	0	0	0	0	7	4
Abbotsford CMA	30	24	1	0	0	0	31	24

Table 2.5: Starts by Submarket and by Intended Market
January - December 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	196	295	82	816	1	0	279	1,111
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	86	122	0	52	0	0	86	174
Abbotsford CMA	282	417	82	868	1	0	365	1,285

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	% Change
Abbotsford City	26	19	0	0	0	0	8	6	34	25	36.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	6	8	0	0	0	26	0	0	6	34	-82.4
Abbotsford CMA	32	27	0	0	0	26	8	6	40	59	-32.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Abbotsford City	179	309	34	8	40	83	543	460	796	860	-7.4
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	100	160	2	0	0	52	0	0	102	212	-51.9
Abbotsford CMA	279	469	36	8	40	135	543	460	898	1,072	-16.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008
Abbotsford City	0	0	0	0	8	6	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	26	0	0	0	0	0	0
Abbotsford DM	0	26	0	0	8	6	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	40	83	0	0	543	460	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	52	0	0	0	0	0	0
Abbotsford CMA	40	135	0	0	543	460	0	0

Table 3.4: Completions by Submarket and by Intended Market
December 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008
Abbotsford City	33	25	1	0	0	0	34	25
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	6	8	0	26	0	0	6	34
Abbotsford CMA	39	33	1	26	0	0	40	59

Table 3.5: Completions by Submarket and by Intended Market
January - December 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	255	423	541	437	0	0	796	860
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	100	160	2	52	0	0	102	212
Abbotsford CMA	355	583	543	489	0	0	898	1,072

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Abbotsford City																
December 2009	0	0.0	7	19.4	26	72.2	3	8.3	0	0.0	36	540,450	545,558			
December 2008	1	7.1	2	14.3	0	0.0	1	7.1	0	0.0	14	540,000	534,400			
Year-to-date 2009	8	3.6	49	22.2	25	11.3	28	12.7	25	11.3	221	549,000	581,149			
Year-to-date 2008	8	3.2	54	21.7	33	13.3	33	13.3	33	13.3	249	545,000	581,725			
Fraser Valley H RDA																
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
December 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Mission DM																
December 2009	0	0.0	13	86.7	0	0.0	1	6.7	0	0.0	15	457,000	461,267			
December 2008	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--			
Year-to-date 2009	3	2.0	114	76.0	1	0.7	2	1.3	1	0.7	150	465,900	481,809			
Year-to-date 2008	3	2.4	100	78.7	0	0.0	0	0.0	0	0.0	127	479,000	482,953			
Abbotsford CMA																
December 2009	0	0.0	20	39.2	0	0.0	4	7.8	0	0.0	51	534,900	520,766			
December 2008	2	11.1	5	27.8	0	0.0	1	5.6	0	0.0	18	535,450	505,922			
Year-to-date 2009	11	3.0	163	43.9	26	7.0	30	8.1	26	7.0	371	520,000	540,985			
Year-to-date 2008	11	2.9	154	41.0	33	8.8	33	8.8	33	8.8	376	517,950	548,363			

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
December 2009

Submarket	Dec 2009	Dec 2008	% Change	YTD 2009	YTD 2008	% Change
Abbotsford City	545,558	534,400	2.1	581,149	581,725	-0.1
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	461,267	--	n/a	481,809	482,953	-0.2
Abbotsford CMA	520,766	505,922	2.9	540,985	548,363	-1.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
December 2009

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to-New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$)
								SA		
2008	January	907	-3.1	1,448	2,593	2,861	50.6	428,117	10.6	444,406
	February	1,237	-9.0	1,339	2,487	2,573	52.0	436,824	7.6	446,062
	March	1,238	-25.4	1,278	3,023	2,901	44.1	443,590	5.4	449,363
	April	1,687	-0.5	1,275	3,982	3,238	39.4	439,188	2.7	433,166
	May	1,531	-25.1	1,188	3,482	2,897	41.0	432,679	-1.1	424,952
	June	1,328	-32.0	1,008	2,912	2,679	37.6	446,681	1.7	437,421
	July	1,216	-36.5	980	3,333	2,719	36.0	432,686	1.7	435,021
	August	874	-47.5	876	2,234	2,359	37.1	431,642	3.9	427,067
	September	924	-26.8	1,035	2,713	2,697	38.4	413,837	-3.4	417,331
	October	718	-48.4	777	2,444	2,359	32.9	414,553	-2.3	420,748
	November	483	-61.3	671	1,660	2,359	28.4	403,223	-1.2	409,432
	December	445	-50.8	713	963	2,184	32.6	410,603	-8.5	404,110
2009	January	361	-60.2	598	1,752	2,052	29.1	400,783	-6.4	410,133
	February	643	-48.0	725	2,004	2,130	34.0	392,138	-10.2	401,190
	March	932	-24.7	840	2,626	2,043	41.1	392,692	-11.5	389,666
	April	1,220	-27.7	977	2,210	1,991	49.1	409,168	-6.8	408,055
	May	1,415	-7.6	1,097	2,500	2,024	54.2	419,378	-3.1	402,692
	June	1,877	41.3	1,363	2,497	2,094	65.1	424,728	-4.9	413,951
	July	1,982	63.0	1,494	2,823	2,267	65.9	425,479	-1.7	422,930
	August	1,669	91.0	1,601	2,209	2,302	69.5	434,841	0.7	435,925
	September	1,488	61.0	1,624	2,321	2,176	74.6	436,754	5.5	437,837
	October	1,583	120.5	1,795	2,466	2,343	76.6	445,637	7.5	445,689
	November	1,409	191.7	1,785	1,833	2,457	72.6	431,678	7.1	442,548
	December	1,081	142.9	1,761	1,192	2,554	69.0	446,546	8.8	436,748
		Q4 2008	1,646	-53.6		5,067		410,161	-3.4	
		Q4 2009	4,073	147.4		5,491		441,049	7.5	
		YTD 2008	12,588	-30.2		31,826		431,781	1.9	
		YTD 2009	15,660	24.4		26,433		425,796	-1.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

All figures contained in this publication are smoothed data, except for sales and active listings.

Raw data: data observed for the current quarter

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

¹ Single-family homes: detached, semi-detached and row homes

^{**} At the end of the quarter

^{***}: observed change greater than 100%

n/a: data not available when fewer than 8 sales are recorded during the quarter

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

Table 6: Economic Indicators
December 2009

	Interest Rates			NHWI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market					
	P & I Per \$100,000	Mortage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)		
		1 Yr. Term	5 Yr. Term								
2008	January	725	7.35	123.3	109.9	86	3.7	67.0	759		
	February	718	7.25	123.4	110.3	85	4.6	67.3	756		
	March	712	7.15	124.2	110.8	86	5.0	67.8	742		
	April	700	6.95	124.2	111.8	87	5.0	68.7	732		
	May	679	6.15	123.8	112.8	88	4.5	69.4	739		
	June	710	6.95	123.7	113.6	89	4.3	69.5	748		
	July	710	6.95	123.8	114.2	88	4.3	69.1	752		
	August	691	6.65	123.7	114.0	89	4.4	69.8	740		
	September	691	6.65	123.6	114.1	89	4.6	69.9	740		
	October	713	6.35	122.2	112.8	90	4.9	70.3	740		
	November	713	6.35	120.3	112.3	89	5.2	69.6	741		
	December	685	5.60	120.2	111.4	88	5.5	69.5	737		
2009	January	627	5.00	119.2	111.4	88	5.8	69.3	744		
	February	627	5.00	115.9	111.9	88	6.2	69.4	752		
	March	613	4.50	114.6	112.0	86	6.9	68.1	763		
	April	596	3.90	113.3	112.1	84	7.0	67.2	754		
	May	596	3.90	113.7	112.9	83	7.5	66.4	752		
	June	631	3.75	112.8	112.8	84	8.2	67.4	747		
	July	631	3.75	113.5	112.4	84	9.0	67.8	752		
	August	631	3.75	113.7	112.8	85	9.0	68.6	764		
	September	610	3.70	115.1	112.7	86	8.9	69.2	768		
	October	630	3.80	115.8	112.1	88	8.0	69.8	774		
	November	616	3.60	116.1	112.4	89	7.8	70.3	774		
	December	610	3.60	111.9	111.9	89	7.3	70.4	786		

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHWI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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